

## \$799,900 - 338 Canter Wynd, Sherwood Park

MLS® #E4461676

**\$799,900**

3 Bedroom, 2.50 Bathroom, 2,475 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to Cambrian! This stunning WALKOUT home backs onto beautiful wetlands & scenic trails, offering 3 bedrooms & 2.5 baths. Step inside to soaring ceilings & stylish vinyl plank flooring that flow throughout the open main level. The chef's kitchen impresses with sleek cabinetry, stainless steel appliances, a walk-through butler's pantry & a quartz island overlooking the bright living room, complete with a striking feature wall, cozy fireplace & expansive views. A den & guest bath complete the main floor. Upstairs, retreat to the king-sized primary suite with walk-in closet & a luxurious ensuite featuring a soaker tub. Two additional generous bedrooms, one with a walk-in closet, plus a 4pc bath and spacious bonus room complete the upper level. The walkout basement offers endless potential for future development. Outside, relax on the 10x16 deck overlooking the trails and wetlands, and enjoy Cambrian's parks, playgrounds, dog park & ravine trails through Oldman Creek. Built to impress and move-in ready!

Built in 2024

### Essential Information

MLS® # E4461676

Price \$799,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,475                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 338 Canter Wynd |
| Area        | Sherwood Park   |
| Subdivision | Cambrian        |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8H 2Z7         |

### Amenities

|               |                                                                                                                            |
|---------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows, Walkout Basement, See Remarks, 9 ft. Basement Ceiling |
| Parking       | Double Garage Attached                                                                                                     |
| Is Waterfront | Yes                                                                                                                        |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Wall Mount                                                                                                                                       |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                 |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Creek, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 25            |

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Listing information last updated on October 15th, 2025 at 11:47am MDT