

\$661,395 - 19 Catria Point(e), Sherwood Park

MLS® #E4452972

\$661,395

4 Bedroom, 3.00 Bathroom, 2,489 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

*Melamine shelving throughout, with a convenient bench seat with shelves & hooks in the mudroom for added practicality. *Cabinets to the ceiling with soft-close drawers and doors for seamless storage. *Upgraded quartz countertops throughout. *Two Storey Electric fire and ice linear fireplace in the great room with timer & colour control. *Elegant railing with metal spindles offers optimal lighting and a spacious feel throughout. *Large second floor laundry includes convenient shelves. *Luxurious 5-piece ensuite with dual sinks, standing shower with tiled walls, and a free-standing tub. *Main bathroom comes with fully tiled bathtub. *Enjoy Smart home technology system (Smart Home Hub), smart thermostat, video doorbell and smart keyless lock with touch screen. Photos are representative.



Built in 2025

Essential Information

MLS® #	E4452972
Price	\$661,395
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,489
Acres	0.00

Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	19 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2B8

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Smart/Program. Thermostat, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 14th, 2025

Days on Market 36

Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 19th, 2025 at 12:02pm MDT