

# \$656,145 - 81 Catria Point(e), Sherwood Park

MLS® #E4457951

## \$656,145

4 Bedroom, 3.00 Bathroom, 2,293 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

A stunning open to above plan with soaring high ceiling height in the great room offers optimal lighting and a spacious feel throughout. Melamine shelving throughout, with a convenient bench seat with shelves & hooks in the mud room 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 & color 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 door and smart keyless lock with touch screen. Photos representative.



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457951  |
| Price      | \$656,145 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,293                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 81 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, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, See Remarks |
| Parking Spaces | 4                                                                                                 |
| Parking        | Double Garage Attached                                                                            |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | ensuite bathroom                     |
| Appliances        | See Remarks                          |
| Heating           | Forced Air-1, Hot Water, 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                      September 16th, 2025

Days on Market                1

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 17th, 2025 at 12:47am MDT