

\$644,900 - 143 Catria Point(e), Sherwood Park

MLS® #E4446279

\$644,900

3 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

PREMIUM EXECUTIVE 2 STOREY! The Evan, built by San Rufo Homes is stunning! The superior craftsmanship & attention to detail is evident as soon as you step inside. Featuring a modern open floor plan, quartz counters, quality vinyl plank flooring & designer lighting throughout. The main level has a bright & spacious entry, chef's kitchen, high end cabinetry, huge eat up island & w/through pantry linked to the garage. The dining area has patio doors & is open to the elegant living room with stylish linear fireplace & completed with a 2 pce bath & handy mudroom. Upstairs, which is open to below, has a fabulous bonus room, high vaulted ceilings, family bathroom, 3 bedrooms, the primary with a massive w/i closet, luxury ensuite, dual sinks, sunken tub & glass shower. The basement has 9ft ceilings, eliminating that "basement feel" offering lots more future living space. The attractive exterior has stone accents & double garage. Close to parks, playgrounds & ravine trails "a great community to raise a family."



Built in 2025

Essential Information

MLS® # E4446279

Price \$644,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,153
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	143 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4V2

Amenities

Amenities	Closet Organizers, Detectors Smoke, Vaulted Ceiling, See Remarks, 9 ft. Basement Ceiling
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, Stone, Vinyl
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Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 5th, 2025
Days on Market	64
Zoning	Zone 25

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