

\$467,145 - 703 Cambrian Bv, Sherwood Park

MLS® #E4452362

\$467,145

3 Bedroom, 3.00 Bathroom, 1,461 sqft

Single Family

Cambrian, Sherwood Park, Alberta

Open-Concept Main Floor: Enjoy a spacious kitchen with a large island, double-door pantry, and extended 41 upper cabinets. Seamless flow to the dinette and great room, ideal for family time or entertainment. Plus, a true rear mudroom adds everyday convenience.

*Modern Finishes Throughout: Luxury Vinyl Plank flooring on the main floor and all bathrooms, quartz countertops, under-mount sinks, and soft-close cabinets and drawers for a stylish, low-maintenance lifestyle.

*Comfortable Upper Level: Large primary bedroom with walk-in closet and ensuite featuring dual sinks and a walk-in shower. Two more bedrooms, a full bath, and upstairs laundry complete the upper floor.

*Energy-Efficient Design: Double-pane, Low-E, argon-filled Energy Star windows, 95% high-efficiency furnace, heat recovery ventilator, and 80-gallon hot water Smart Home Features: Includes Echo Show, Lorex Smart Video Doorbell, Ecobee 3 Lite Thermostat, Weiser Smart Deadbolt, Alexa HD smart display with motion detection. Photos representative (id:6289)

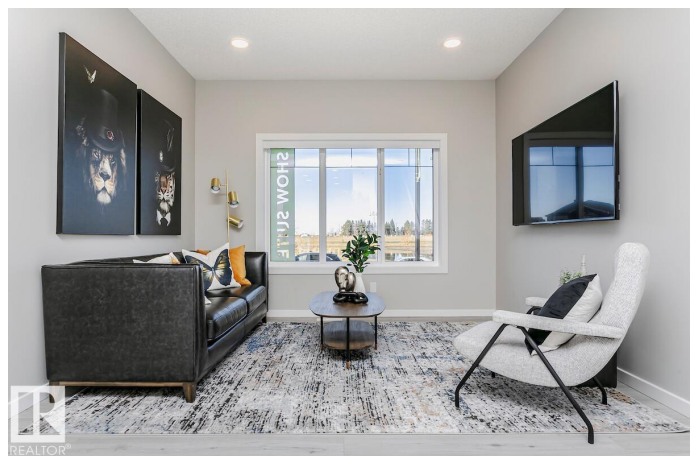
Built in 2025

Essential Information

Listing # E4452362

Price \$467,145

Bedrooms 3



Bathrooms	3.00
Half Baths	1
Square Footage	1,461
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	703 Cambrian Bv
Subdivision	Cambrian
City	Sherwood Park
Province	Alberta
Postal Code	T8H3B7

Amenities

Amenities	Playground, Schools, Shopping
Features	Corner Site, See remarks, Park/reserve, Lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	1

Interior

Heating	Forced air
# of Stories	2

Listing Details

Listing Office Bode



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