

\$489,900 - 116 Catria Pt, Sherwood Park

MLS® #E4462495

\$489,900

3 Bedroom, 3.00 Bathroom, 1,564 sqft

Single Family

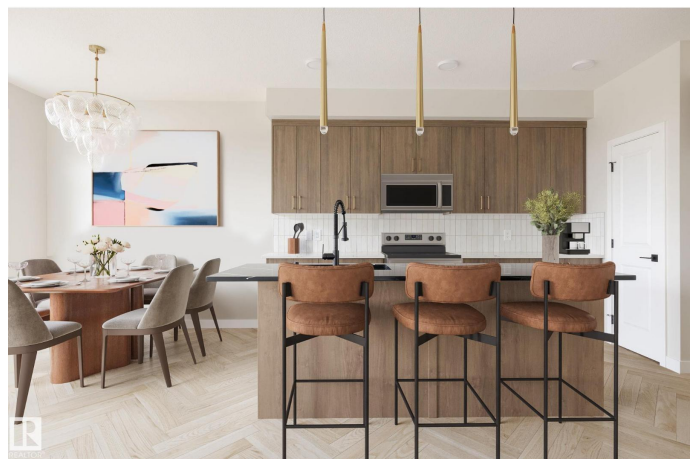
Cambrian, Sherwood Park, Alberta

Steps away from CAMBRIAN PLAYGROUND, you will find this 1565sqft, 2 Storey home featuring 3 bdrms, 2.5 baths & DOUBLE garage. The NeoClassical Revival design style & The Landon by award-winning builder Rohit Homes, will WOW you as soon as you enter the spacious entrance that leads to the open concept main level with a stylish kitchen that offers plenty of cabinets, pantry & quartz island that over looks the dining & living area. Moving upstairs you will find a king sized primary suite with walk in closet & 5pc ensuite. 2 bdrms are both generous in size, a 4pc bath & flex room - perfect for an office or games area, complement this stylish home! Separate side entrance & rough in for future basement suite, makes for awesome income potential! Close to parks, playgrounds & 8kms of ravine trails through Oldman Creek, it will also be the home to future schools & shopping PLUS easy access to Henday! Photos may not reflect the exact home for sale, as some are virtually staged or show design selections. (id:6289)

Built in 2025

Essential Information

Listing #	E4462495
Price	\$489,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1



Square Footage	1,564
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	116 Catria Pt
Subdivision	Cambrian
City	Sherwood Park
Province	Alberta
Postal Code	T0B0B0

Amenities

Amenities	Playground, Schools, Shopping, Vinyl Windows
Features	See remarks, No Animal Home, No Smoking Home
Parking	Attached Garage
# of Garages	1

Interior

Appliances	See remarks
Heating	Forced air
# of Stories	2

Listing Details

Listing Office	RE/MAX Excellence
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