

\$671,895 - 23 Catria Pt, Sherwood Park

MLS® #E4463656

\$671,895

3 Bedroom, 3.00 Bathroom, 2,331 sqft
Single Family

Cambrian, Sherwood Park, Alberta

Open to above staircase with elegant railing with metal spindles offers optimal lighting and a spacious feel throughout. 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. Electric fire and ice linear fireplace in the great room with timer & colour control. Large second floor laundry includes convenient shelves and quartz countertops. 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. This home features a separate side entrance, 9-foot basement walls, and roughed-in plumbing for a full bathroom, offering the perfect opportunity for potential future development. (id:6289)



Built in 2025

Essential Information

Listing #	E4463656
Price	\$671,895
Bedrooms	3
Bathrooms	3.00
Half Baths	1

Square Footage	2,331
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	23 Catria Pt
Subdivision	Cambrian
City	Sherwood Park
Province	Alberta
Postal Code	T8A4V2

Amenities

Amenities	Playground, Schools, Shopping
Features	Park/reserve, Closet Organizers, No Animal Home, No Smoking Home, Level
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

Interior

Heating	Forced air
Fireplace	Yes
Fireplaces	Electric
# of Stories	2

Listing Details

Listing Office	Bode
----------------	------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 29th, 2025 at 4:16pm PDT