

## \$464,900 - 80 Catria Point(e), Sherwood Park

MLS® #E4444484

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Located in Cambrian, Rohit Homes offers The Talo, a 1448 sqft, 2 Storey duplex featuring 3 bedrooms, 2.5 baths & DOUBLE GARAGE. Finished in an Ethereal Zen Designer Interior, where soft hues and thoughtful finishes create a peaceful retreat. The kitchen has plenty of cabinets, pantry & quartz island that over looks the dining & living area. Moving upstairs you will find a king sized primary suite featuring a walk in closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry complement this elegant home! SIDE ENTRANCE & rough in for potential BASEMENT SUITE! RELAX in the private yard or EXPLORE what Cambrian has to offer, from the multiple parks, playgrounds, dog park, to 8kms of ravine trails through Oldman Creek! Photos may not reflect the exact home for sale, as some are virtually staged or show design selections.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444484  |
| Price      | \$464,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,457         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 80 Catria Point(e) |
| Area        | Sherwood Park      |
| Subdivision | Cambrian           |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0B 0B0            |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                      |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |          |
|------------|----------|
| Elementary | Westboro |
|------------|----------|

|        |               |
|--------|---------------|
| Middle | Clover Bar JR |
| High   | Salisbury     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 24              |
| 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 July 19th, 2025 at 10:17pm MDT