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

MLS® #E4446279

#### \$644.900

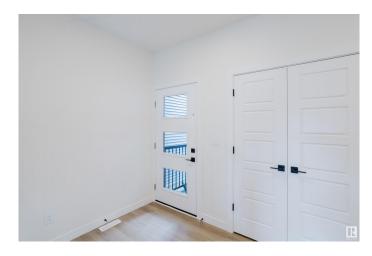
3 Bedroom, 2.50 Bathroom, 2,153 sqft Single Family on 0.00 Acres

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 â€" 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

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 13

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 18th, 2025 at 2:02am MDT