

Courtesy Of Jeff D Jackson Of Bode

\$749,900 - 294 Canter Wynd, Sherwood Park

MLS® #E4413413

\$749,900

3 Bedroom, 2.50 Bathroom, 2,275 sqft

Single Family on 0.00 Acres

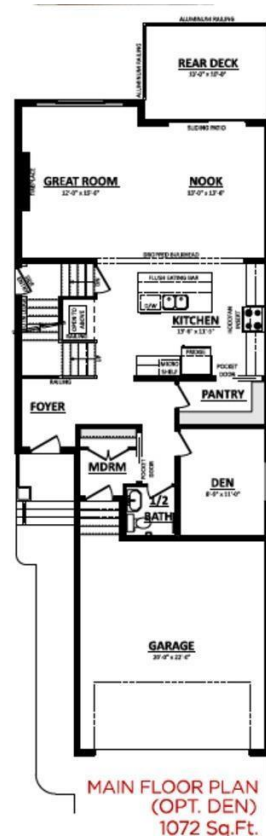
Cambrian, Sherwood Park, AB

The Olivia in Cambrian model offers 2,203 sq ft of thoughtfully designed living space, featuring a sought-after walk-out basement that seamlessly extends indoor living to the outdoors. Enjoy a contemporary kitchen with a spacious island, dual sinks, and an open floor concept. The luxurious ensuite boasts dual sinks, a walk-in closet, and spa-like finishes, including a relaxing drop-in tub. The second floor offers a vaulted-ceiling bonus room, ideal for entertainment, while the cozy fireplace adds warmth to the main living area. Elegant quartz countertops are featured throughout, along with an open-to-below stairwell for a bright, airy feel. With the convenience of upstairs laundry and a side entrance, this home perfectly balances comfort, style, and functionality. Photos are representative.

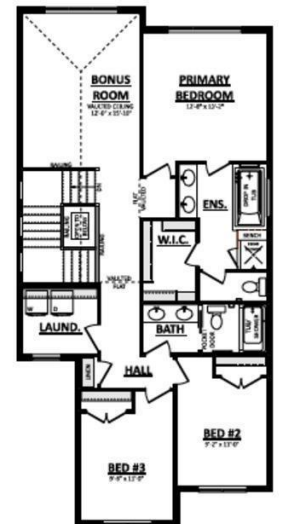
Built in 2024

Essential Information

MLS® #	E4413413
Price	\$749,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,275
Acres	0.00



MAIN FLOOR PLAN
(OPT. DEN)
1072 Sq.Ft.



SECOND FLOOR PLAN
(OPT. REAR BONUS ROOM)
1131 Sq.Ft.

Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	294 Canter Wynd
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4V2

Amenities

Amenities	No Animal Home, No Smoking Home, Walkout Basement, See Remarks
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, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 12th, 2024
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Days on Market 150
Zoning Zone 25



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Listing information last updated on April 11th, 2025 at 4:32am MDT