

Courtesy Of Jeff D Jackson Of Bode

## **\$649,900 - 171 Catria Point(e), Sherwood Park**

---

MLS® #E4426081

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,148 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Maeve is intuitively designed to provide you and your family a fantastic place to call home. As you enter, you're greeted by a foyer, flex room (ideal for an office or craft room) and bathroom, all leading to a galley kitchen that overlooks the spacious great room and dining area. The designer kitchen boasts a walk-through pantry that leads through to the mudroom, which is just off the double garage. The second floor features two secondary bedrooms, a full bathroom, and large bonus room. The impressive primary bedroom offers a roomy ensuite with two vanities, free-standing tub, and walk-in shower. Plus, the primary walk-through closet leads to the upstairs laundry room. This stunning single-family home features 2088 sq. ft., 3 Bedrooms, 2.5 bathroom, spacious second floor bonus room, convenient walk-through pantry and more! -Side Entrance included for a potential future development , with the Basement Ceiling Height upgraded to 9'6"™ for a more spacious feel. Photos are representative



Built in 2025

### **Essential Information**

MLS® #                    E4426081

Price                        \$649,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,148
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	171 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z7

### **Amenities**

Amenities	Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Hood Fan, Refrigerator, Stove-Electric
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
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 17th, 2025
-------------	------------------

Days on Market	32
----------------	----

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 April 18th, 2025 at 9:02pm MDT