

# \$548,965 - 18 Catria Point, Sherwood Park

MLS® #E4442497

**\$548,965**

3 Bedroom, 2.50 Bathroom, 1,760 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to modern luxury in Cambrian—one of Sherwood Park’s newest and most vibrant communities. This beautifully designed home offers a generous 3-bedroom, 2.5-bath layout that’s both stylish and functional. The main floor is filled with natural light and features a striking two-tiered living space that adds depth and character to the open-concept design. Whether you’re hosting friends or enjoying a quiet night in, this floor plan is one you’ll be proud to show off. With thoughtful details, contemporary finishes, and a location that balances nature with convenience, this home is the perfect blend of comfort and sophistication.

Built in 2025

## Essential Information

MLS® #	E4442497
Price	\$548,965
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18 Catria Point
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3A9

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### Additional Information

Date Listed	June 14th, 2025
Days on Market	16
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 June 30th, 2025 at 5:02pm MDT