

## \$479,900 - 64 Catria Point(e), Sherwood Park

MLS® #E4424663

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

You are going to LOVE The Talo, by Rohit - located in the Community of Cambrian. This 1448 sqft, 2 Storey duplex offers 3 bedrooms, 2.5 baths & DOUBLE GARAGE. The "Ethereal Zen" design style will WOW you as soon as you enter the spacious entrance that leads to the open concept main level with a stylish kitchen that offers plenty of cabinets, pantry & quartz island that over looks the dining & living area. Guest bath at the back entrance that features a BI bench. Moving upstairs you will find a king sized primary suite featuring a WI closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry compliment this elegant home! SIDE ENTRANCE & RI 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® #   | E4424663  |
| Price    | \$479,900 |
| 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     | 64 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    | March 5th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 25         |

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Listing information last updated on April 30th, 2025 at 9:17pm MDT