

## \$459,900 - 88 Catria Point(e), Sherwood Park

MLS® #E4445320

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Located in Cambrian, Rohit Homes offers The Talo, a 1448 sqft, 2 Storey duplex featuring 3 bedrooms, 2.5 baths & DOUBLE GARAGE. Finished in an Ethereal Zen Designer Interior, where soft hues and thoughtful finishes create a peaceful retreat. The kitchen has plenty of cabinets, pantry & quartz island that over looks the dining & living area. Moving upstairs you will find a king sized primary suite featuring a walk in closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry complement this elegant home! SIDE ENTRANCE & rough in 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® #	E4445320
Price	\$459,900
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	88 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, Private Setting, 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	July 2nd, 2025
Days on Market	50
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 August 21st, 2025 at 6:32pm MDT