

\$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	91
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 16th, 2025 at 10:17am MDT