

\$449,900 - 679 Cambrian Boulevard, Sherwood Park

MLS® #E4461664

\$449,900

3 Bedroom, 2.50 Bathroom, 1,377 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Quick possession listed by the show home. The Hudson model offers 1,377 sq ft of thoughtfully designed space with 3 bedrooms and 2.5 bathrooms. The main floor features an open-concept layout with a modern kitchen, dining, and great room, creating an inviting space for family living and entertaining. Upstairs, the owner’s bedroom includes a 4pc ensuite, while two additional bedrooms, a full bath, and a central bonus room complete the level. A double detached garage provides convenience and storage. This home also includes a 9' foundation for added potential. Large windows bring in natural light, while San Rufo Homes’ craftsmanship ensures quality finishes throughout. Located in Cambrian, a new community offering schools, parks, and nearby amenities, it’s a perfect place for families to grow. Photos are representative.



Built in 2025

Essential Information

MLS® #	E4461664
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,377
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	679 Cambrian Boulevard
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3B7

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Fiber Cement, Stone, Vinyl
Exterior Features	Back Lane, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Fiber Cement, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 10th, 2025

Days on Market 9

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 October 19th, 2025 at 1:17am MDT