

# \$546,900 - 10 Catria Point, Sherwood Park

MLS® #E4461048

**\$546,900**

3 Bedroom, 2.50 Bathroom, 1,807 sqft  
Single Family on 0.00 Acres

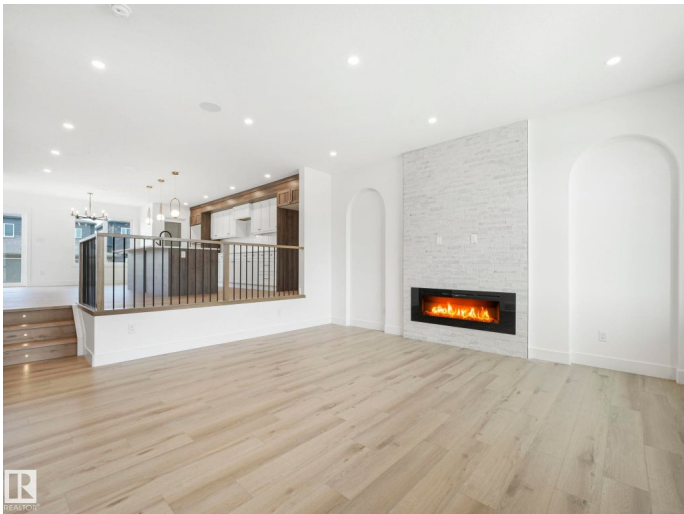
Cambrian, Sherwood Park, AB

Welcome to modern luxury in Cambrian—one of Sherwood Park’s newest and most vibrant communities. PICK YOUR interior finishes at this stage - Garage included. This stunning 3-bedroom, 2.5-bath home offers a functional, stylish layout with thoughtful design throughout. The main floor features a striking two-tiered living space filled with natural light, perfect for entertaining or relaxing. Built-in arches add architectural charm, while 9-foot ceilings on both the upper floor and basement create an airy, open feel. The chef-inspired kitchen and contemporary finishes throughout elevate the space. Upstairs, retreat to a spa-like ensuite in your spacious primary suite. A double garage is included for added convenience. With every detail carefully curated and a location that blends green space with urban ease, this home is the perfect blend of sophistication and comfort.

Built in 2025

## Essential Information

MLS® #	E4461048
Price	\$546,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,807
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10 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
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Picnic Area, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Slab

### Additional Information

Date Listed           October 6th, 2025

Days on Market     1

Zoning               Zone 25

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Listing information last updated on October 7th, 2025 at 1:02pm MDT