

## \$479,900 - 675 Cambrian Boulevard, Sherwood Park

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MLS® #E4461655

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,368 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Quick possession listed by the show home. The Hudson model offers 1,368 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® #	E4461655
Price	\$479,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,368
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	675 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     2

Zoning               Zone 25

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Listing information last updated on October 12th, 2025 at 10:17am MDT