

Courtesy Of Jeff D Jackson Of Bode

## **\$659,900 - 143 Catria Point(e), Sherwood Park**

MLS® #E4426522

**\$659,900**

3 Bedroom, 2.50 Bathroom, 2,182 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Evan by San Rufo Homes is a stunning blend of elegance and functionality, offering 3 bedrooms and 2.5 baths designed for modern living. The chic kitchen features a spacious island with an eating bar, sleek quartz countertops, and a stylish hood fan above the stove, while a walk-through pantry with direct garage access makes unloading groceries a breeze. The generous dining area is perfect for gatherings, complemented by expansive windows that flood the home with natural light. Upstairs, a spacious bonus room provides endless possibilities, while the primary ensuite impresses with a spa-inspired drop-in tub, separate shower, and high-end finishes. A striking open-to-above stairwell adds to the grandeur, and a side entrance offers flexibility for future development. Plus, the unfinished basement with 9-foot ceilings presents limitless potential, making this home as versatile as it is beautiful.

Built in 2025

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4426522  |
| Price      | \$659,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,182                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 143 Catria Point(e) |
| Area        | Sherwood Park       |
| Subdivision | Cambrian            |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8A 4V2             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                             |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| 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 20th, 2025  
Days on Market      89  
Zoning                Zone 25

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Listing information last updated on June 17th, 2025 at 6:47am MDT