

# \$671,895 - 475 Canter Wynd, Sherwood Park

MLS® #E4452588

## \$671,895

3 Bedroom, 2.50 Bathroom, 2,430 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

\*This home features a separate side entrance, 9-foot basement walls, and roughed-in plumbing for a full bathroom, offering the perfect opportunity for potential future development. \*Melamine shelving throughout, with a convenient bench seat with shelves & hooks in the mudroom for added practicality. \*Cabinets to the ceiling with soft-close drawers and doors for seamless storage. \*Upgraded quartz countertops throughout. \*Electric fire and ice linear fireplace in the great room with timer & colour control. \*Large second floor laundry includes convenient shelves and quartz countertops. \*Luxurious 5-piece ensuite with dual sinks, standing shower with tiled walls, and a freestanding tub. \*Main bathroom comes with fully tiled bathtub. \*Enjoy Smart home technology system (Smart Home Hub), smart thermostat, video doorbell and smart keyless lock with touchscreen. \*Home is currently under construction. Photos are representative.



Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452588  |
| Price     | \$671,895 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,430                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 475 Canter Wynd |
| Area        | Sherwood Park   |
| Subdivision | Cambrian        |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8H 2B8         |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home, Smart/Program. Thermostat, 9 ft. Basement Ceiling |
| 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, Vinyl, Hardie Board Siding                   |
| Exterior Features | Level Land, Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                   |

|              |                                  |
|--------------|----------------------------------|
| Construction | Wood, Vinyl, Hardie Board Siding |
| Foundation   | Concrete Perimeter               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 25           |

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Listing information last updated on August 21st, 2025 at 8:02am MDT