

Courtesy Of Jeff D Jackson Of Bode

## \$649,900 - 135 Catria Point(e), Sherwood Park

MLS® #E4426441

**\$649,900**

3 Bedroom, 2.50 Bathroom, 2,185 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Julianna by San Rufo Homes is a beautifully designed 3-bedroom, 2.5-bathroom two-story home that seamlessly blends style and functionality. The main floor features a versatile den, perfect for a home office or playroom, while a mudroom off the double attached garage keeps essentials organized. A walk-through pantry connects the mudroom to the gourmet kitchen, which boasts a spacious island with a flush eating bar, ideal for casual dining and entertaining. The bright dining area with sliding patio doors extends the living space outdoors. Upstairs, a striking sunken bonus room with vaulted ceilings provides a stunning retreat, while the primary bedroom offers a luxurious ensuite with dual sinks, a walk-in closet, and a freestanding tub. A smartly designed laundry room, side entrance, and 9-foot ceiling unfinished basement add convenience and future possibilities. Photos are representative.

Built in 2025

### Essential Information

MLS® #	E4426441
Price	\$649,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,185
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	135 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8A 4V2

### **Amenities**

Amenities	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, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 19th, 2025

Days on Market 16

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 April 4th, 2025 at 6:47pm MDT