

## \$649,900 - 191 Catria Point(e), Sherwood Park

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MLS® #E4426404

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,058 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Stella is a spacious single-family home including 4 bedrooms, bonus room and 3 full baths. -Main Floor Bedroom and Full Bath with stand-up shower with tiled walls included for your short/long term visitor's convenience.

-Side entrance to the basement for potential future development , includes rough-in for a future bathroom -9' basement and main floor walls, enhancing spaciousness and style -The kitchen overlooks the great room and dining area and features quartz counters with extensive cabinet space and walk-through pantry -Cabinets to the ceiling with self-closing drawers and doors for seamless storage

-Stainless steel appliances in the kitchen, including a chimney hood fan and built-in microwave shelf for the ultimate culinary experience -Upgraded quartz countertops throughout -50" linear fireplace in the great room, creating a warm and inviting ambiance

-Luxurious ensuite with dual sinks, standing shower with tiled walls.--Large bonus room on the second floor. Photos are representative.



Built in 2025

### Essential Information

MLS® # E4426404

Price \$649,900

Bedrooms 4

Bathrooms	3.00
Full Baths	3
Square Footage	2,058
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	191 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z7

### Amenities

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

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric
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 19th, 2025
Days on Market	30
Zoning	Zone 25

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