

Courtesy Of Jeff D Jackson Of Bode

## \$644,900 - 139 Catria Point(e), Sherwood Park

MLS® #E4426525

**\$644,900**

3 Bedroom, 2.50 Bathroom, 1,990 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Tristen by San Rufo Homes is a stunning 3-bedroom, 2.5-bathroom two-story home that blends modern elegance with functional design. A double attached garage leads into a convenient mudroom with a walk-through pantry, making grocery unloading effortless. The heart of the home is the striking open-to-above great room, flooding the space with natural light and enhancing its airy ambiance. The spacious kitchen boasts full quartz countertops, a large eat-at island, and a sleek hood fan, creating a stylish yet practical cooking space. Upstairs, the expansive primary bedroom offers a spa-inspired ensuite with a drop-in tub, separate shower, and a generous walk-in closet, providing the perfect retreat. A versatile main-floor den and a large second-floor bonus room allow for endless possibilities, whether for work, relaxation, or play. With an unfinished basement featuring 9-foot ceilings, a side entrance for potential future development, and premium finishes throughout. Photos are representative.

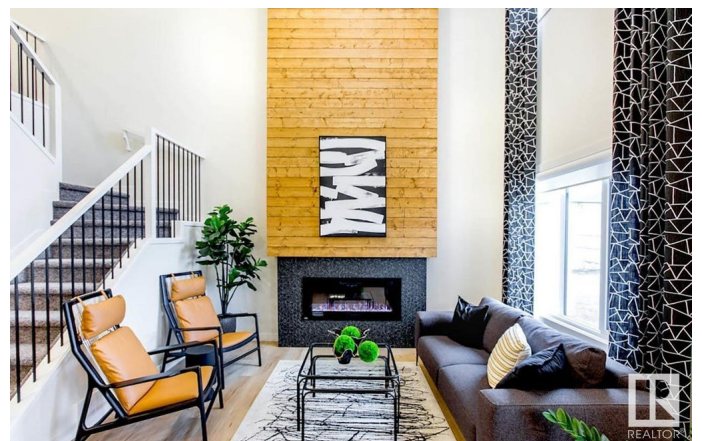
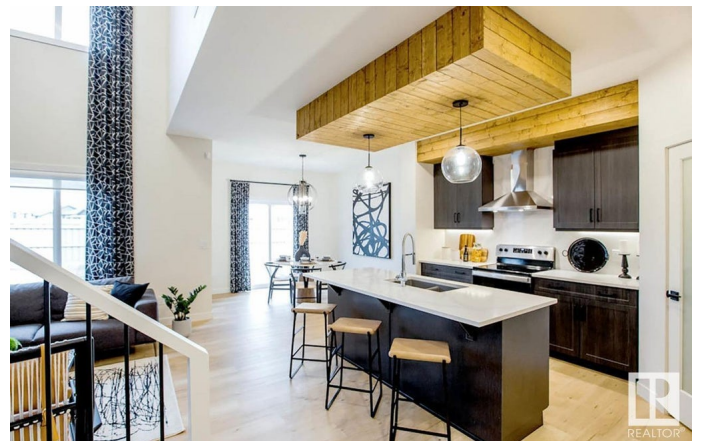
Built in 2025

### Essential Information

MLS® # E4426525

Price \$644,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,990
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	139 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, Fiber Cement, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools
Roof	Asphalt Shingles

Construction Wood, Fiber Cement, Stone, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 20th, 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 5th, 2025 at 9:17am MDT