

# \$644,900 - 155 Catria Point(e), Sherwood Park

MLS® #E4451770

**\$644,900**

3 Bedroom, 2.50 Bathroom, 2,103 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Quick possession listing by the show home. This Victor model offers 2,082?sq?ft of thoughtfully designed living space with 3 bedrooms and 2.5 baths. Built on a 9-foot foundation and featuring a convenient side entrance, this home is designed for both function and flexibility. Located in a charming new Sherwood Park community with mature streetscapes and resort-style curb appeal, this home represents San Rufoâ€™s commitment to craftsmanship and modern living. No customization available. Photos are representative.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451770               |
| Price          | \$644,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,103                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 155 Catria Point(e) |
| Area        | Sherwood Park       |
| Subdivision | Cambrian            |
| City        | Sherwood Park       |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8H 3B1             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| 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, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone, Vinyl                     |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 25          |

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Listing information last updated on August 25th, 2025 at 7:02pm MDT