

Courtesy Of David Lofthaug Of Bode

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

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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 13  
Zoning Zone 25

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Listing information last updated on August 25th, 2025 at 7:17pm MDT