

\$718,700 - 49 Cerbat Crescent Crescent, Sherwood Park

MLS® #E4455545

\$718,700

4 Bedroom, 3.00 Bathroom, 2,420 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to this stunning 4-bedroom, 3-bathroom home in Cambrian, where modern elegance meets everyday comfort. Enjoy bright and airy living spaces filled with natural light, a chef's kitchen with sleek cabinetry and walk-through pantry, and a cozy fireplace in the open-concept living area. The main floor features a convenient BEDROOM and BATHROOM, while upstairs, find a serene primary suite with a luxurious 5PC ensuite and expansive walk-in closet. Two Generous Sized BEDROOMS shared common 3PC Bath. Additional highlights include a bonus room, top-floor laundry, and a beautifully sized backyard with future deck perfect for outdoor gatherings.

Built in 2025

Essential Information

MLS® #	E4455545
Price	\$718,700
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,420
Acres	0.00
Year Built	2025
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	49 Cerbat Crescent Crescent
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z5

Amenities

Amenities	See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Appliances Negotiable, Garage Control, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 1st, 2025
Days on Market	13
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 September 14th, 2025 at 1:17pm MDT