



Cambrian Dog Park



## Sherwood Park Alberta

\$464,900

Welcome to Cambrian in Sherwood Park. This move-in ready Talo model by award-winning Rohit Homes offers 1457sqft with 3 bedrooms, 2.5 baths and a double detached garage sitting on a pie shaped lot. Finished in the stunning Ethereal Zen designer interior, the open-concept main floor features a modern kitchen with quartz island, pantry and abundant cabinetry overlooking the dining and living areas. 9' ceilings enhance the bright main floor. Upstairs you'll find a spacious primary suite with walk-in closet and 4-piece ensuite, plus two additional bedrooms, full bath, upstairs laundry and a versatile flex room. Separate side entrance provides excellent potential for a future basement suite. Highlights include triple-pane windows and a high-efficiency furnace. Relax in your private yard or explore Cambrian's parks, playgrounds, dog park and 8 km of ravine trails through Oldman Creek. Photos may not reflect exact home. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

<http://www.hodgesandmohr.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.