

Courtesy Of Jeff D Jackson Of Bode

\$649,900 - 135 Catria Point(e), Sherwood Park

MLS® #E4426441

\$649,900

3 Bedroom, 2.50 Bathroom, 2,185 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Julianna by San Rufo Homes is a beautifully designed 3-bedroom, 2.5-bathroom two-story home that seamlessly blends style and functionality. The main floor features a versatile den, perfect for a home office or playroom, while a mudroom off the double attached garage keeps essentials organized. A walk-through pantry connects the mudroom to the gourmet kitchen, which boasts a spacious island with a flush eating bar, ideal for casual dining and entertaining. The bright dining area with sliding patio doors extends the living space outdoors. Upstairs, a striking sunken bonus room with vaulted ceilings provides a stunning retreat, while the primary bedroom offers a luxurious ensuite with dual sinks, a walk-in closet, and a freestanding tub. A smartly designed laundry room, side entrance, and 9-foot ceiling unfinished basement add convenience and future possibilities. Photos are representative.

Built in 2025

Essential Information

| | |
|------------|-----------|
| MLS® # | E4426441 |
| Price | \$649,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 2,185 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 135 Catria Point(e) |
| Area | Sherwood Park |
| Subdivision | Cambrian |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8A 4V2 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | 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, Stone, Vinyl |
| Exterior Features | Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 19th, 2025 |
| Days on Market | 34 |
| Zoning | Zone 25 |

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Listing information last updated on April 22nd, 2025 at 12:47am MDT