# \$745,000 - 294 Canter Wynd, Sherwood Park

MLS® #E4434834

### \$745.000

3 Bedroom, 2.50 Bathroom, 2,275 sqft Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Olivia in Cambrain model offers 2,203 sq ft of thoughtfully designed living space, featuring a sought-after walk-out basement that seamlessly extends indoor living to the outdoors. Enjoy a contemporary kitchen with a spacious island, dual sinks, and a open floor concept. The luxurious ensuite boasts dual sinks, a walk-in closet, and spa-like finishes, including a relaxing drop-in tub. The second floor offers a vaulted-ceiling bonus room, ideal for entertainment, while the cozy fireplace adds warmth to the main living area. Elegant quartz countertops are featured throughout, along with an open-to-below stairwell for a bright, airy feel. With the convenience of upstairs laundry and a side entrance, this home perfectly balances comfort, style, and functionality. Photos are representative.



#### **Essential Information**

MLS® # E4434834 Price \$745,000

Bedrooms 3

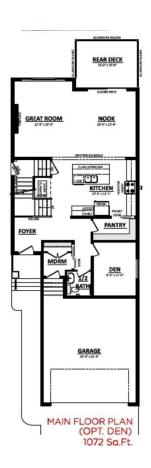
Bathrooms 2.50

Full Baths 2 Half Baths 1

Square Footage 2,275

Acres 0.00







Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 294 Canter Wynd Area Sherwood Park

Subdivision Cambrian

City Sherwood Park

County ALBERTA

Province AB

Postal Code T8A 4V2

#### **Amenities**

Amenities No Animal Home, No Smoking Home, Walkout Basement, See Remarks

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 May 6th, 2025

Days on Market 56

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 July 1st, 2025 at 3:17pm MDT