

# \$449,900 - 679 Cambrian Boulevard, Sherwood Park

MLS® #E4461664

## \$449,900

3 Bedroom, 2.50 Bathroom, 1,377 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Quick possession listed by the show home. The Hudson model offers 1,377 sq ft of thoughtfully designed space with 3 bedrooms and 2.5 bathrooms. The main floor features an open-concept layout with a modern kitchen, dining, and great room, creating an inviting space for family living and entertaining. Upstairs, the owner’s bedroom includes a 4pc ensuite, while two additional bedrooms, a full bath, and a central bonus room complete the level. A double detached garage provides convenience and storage. This home also includes a 9' foundation for added potential. Large windows bring in natural light, while San Rufo Homes’ craftsmanship ensures quality finishes throughout. Located in Cambrian, a new community offering schools, parks, and nearby amenities, it’s a perfect place for families to grow. Photos are representative.



Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461664  |
| Price      | \$449,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                      |
|----------------|----------------------|
| Square Footage | 1,377                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 679 Cambrian Boulevard |
| Area        | Sherwood Park          |
| Subdivision | Cambrian               |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8H 3B7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Stone, Vinyl                                                                                       |
| Exterior Features | Back Lane, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Fiber Cement, Stone, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                     |

### Additional Information

Date Listed            October 10th, 2025

Days on Market      5

Zoning                Zone 25

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Listing information last updated on October 15th, 2025 at 3:32am MDT