

## \$434,900 - 617 Cambrian Boulevard, Sherwood Park

MLS® #E4426552

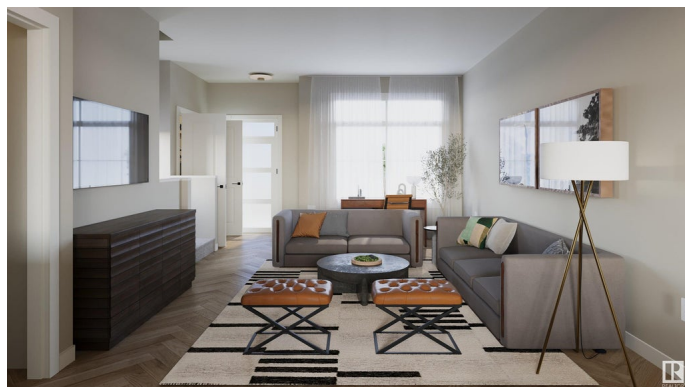
**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to The Talo Townhouse, by Rohit - located in the Community of Cambrian. This 1457 sqft, 2 Storey offers 3 bedrooms, 2.5 baths, DOUBLE Garage & NO CONDO FEES. The "Neo Classical" design style will WOW you as soon as you enter the spacious entrance that leads to the open concept main level with a stylish kitchen that offers plenty of cabinets, pantry & quartz island that over looks the dining & living area. 1/2 bath at the back entrance that features a BI bench. Moving upstairs you will find a king sized primary suite featuring a WI closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry compliment this stylish home! Enjoy the privacy of having your own yard or explore one of the multiple parks, playgrounds, dog park & ravine trails through Oldman Creek! It will also be the home to future schools & shopping. Photos may not reflect the exact home for sale, as some are virtually staged or show design selections.



Built in 2025

### Essential Information

MLS® #	E4426552
Price	\$434,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	617 Cambrian Boulevard
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T0B 0B0

### Amenities

Amenities	No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Westboro
Middle	Clover Bar
High	Salisbury

### **Additional Information**

Date Listed	March 20th, 2025
-------------	------------------

Days on Market	33
----------------	----

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 April 22nd, 2025 at 3:47pm MDT