# \$749,900 - 294 Canter Wynd, Sherwood Park

MLS® #E4413413

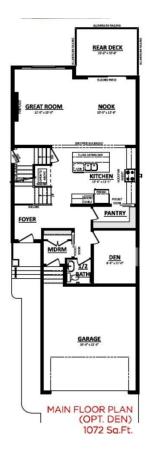
#### \$749,900

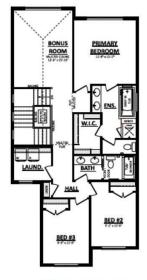
3 Bedroom, 2.50 Bathroom, 2,275 sqft Single Family on 0.00 Acres

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.







SECOND FLOOR PLAN (OPT. REAR BONUS ROOM) 1131 Sq.Ft.

Built in 2024

#### **Essential Information**

MLS® #	E4413413
Price	\$749,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,275
Acres	0.00

Year Built	2024
Туре	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**

November 12th, 2024

Days on Market 169 Zone 25 Zoning



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 30th, 2025 at 11:32am MDT