

\$719,900 - 319 Canter Wynd, Sherwood Park

MLS® #E4427358

\$719,900

4 Bedroom, 2.50 Bathroom, 2,331 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

BETTER than NEW - This Cambrian beauty will impress, featuring 4 bedrooms, 2.5 baths, FULLY fenced & LANDSCAPED. You are invited in to find gorgeous vinyl flooring throughout the main level that leads to a entertaining sized white kitchen that offers plenty of cabinets, walk through pantry, S/S appliances & island that overlooks the dining & living room with cozy fireplace. Guest bath & mud room complement the functional layout. Moving upstairs you will find a bonus room made for family movie nights. King sized primary suite with walk in closet & luxurious ensuite. 2 more bedrooms are both generous in size, 4pc main bath & laundry room complete the upstairs. The basement is partially finished with 10' ceilings, rec room & 4th bdrm plus tons of storage. ENJOY the fenced & landscaped West yard with deck 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. Nothing to do but move in & LOVE living in Cambrian.

Built in 2023

Essential Information

MLS® #	E4427358
Price	\$719,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,331
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	319 Canter Wynd
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z6

Amenities

Amenities	Ceiling 10 ft., Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 25th, 2025
Days on Market	10
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 4th, 2025 at 8:32am MDT