

\$669,900 - 27 Catria Point(e), Sherwood Park

MLS® #E4463432

\$669,900

3 Bedroom, 2.50 Bathroom, 2,304 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

The Julianna by San Rufo Homes offers 2,304 sq ft of thoughtfully designed living space in the vibrant community of Cambrian. Priced at \$669,900, this spec home is currently at the rough-in stage, providing buyers the opportunity to secure a brand-new home nearing completion. The main floor features an open-concept layout that blends the kitchen, dining, and great room for seamless family living and entertaining. Upstairs, you’ll find three spacious bedrooms, including a private owner’s bedroom with a full ensuite, along with a secondary full bath and convenient laundry area. Modern finishes and San Rufo’s craftsmanship create a perfect balance of style and functionality. With laned design, rear parking offers flexibility for future garage development. Located in Cambrian, one of St. Albert’s most desirable new communities, close to parks, pathways, and amenities. Photos are representative.



Built in 2025

Essential Information

MLS® #	E4463432
Price	\$669,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2

Half Baths	1
Square Footage	2,304
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	27 Catria Point(e)
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3A9

Amenities

Amenities	Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

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

Additional Information

Date Listed October 24th, 2025

Days on Market 12

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 November 5th, 2025 at 11:02am MST