

Courtesy Of David Lofthaug Of Bode

# \$466,824 - 715 Cambrian Boulevard, Sherwood Park

MLS® #E4457820

**\$466,824**

3 Bedroom, 2.50 Bathroom, 1,461 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

**Open-Concept Main Floor:** Enjoy a spacious kitchen with a large island, double-door pantry, and extended 41" upper cabinets. Seamless flow to the dinette and great room, ideal for family time or entertainment. Plus, a true rear mudroom adds everyday convenience.

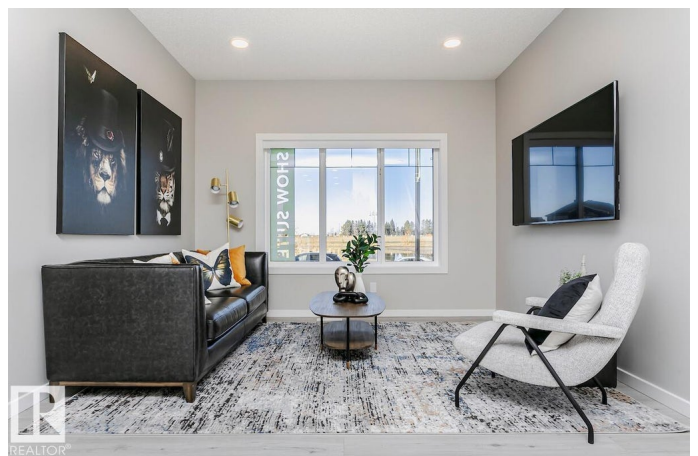
**Modern Finishes Throughout:** Luxury Vinyl Plank flooring on the main floor and all bathrooms, quartz countertops, under-mount sinks, and soft-close cabinets and drawers for a stylish, low-maintenance lifestyle.

**Comfortable Upper Level:** Large primary bedroom with walk-in closet and ensuite w/ dual sinks and a walk-in shower. Two more bedrooms, a full bath, and upstairs laundry complete the upper floor. **Energy-Efficient Design:** Double-pane, Low-E, argon-filled Energy Star windows, 95% high-efficiency furnace, heat recovery ventilator, and 80-gallon hot water tank offer comfort and long-term savings. **Smart Home Features:** Includes Echo Show, Lorex Smart Video Doorbell, Ecobee 3 Lite Thermostat, Weiser Smart Deadbolt, Alexa Hub. Photos representative.

Built in 2025

## Essential Information

MLS® #	E4457820
Price	\$466,824



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	715 Cambrian Boulevard
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3B7

### Amenities

Amenities	Closet Organizers, No Animal Home, No Smoking Home
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, Vinyl
Exterior Features	Back Lane, Corner Lot, Level Land, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 15th, 2025
Zoning	Zone 25

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Listing information last updated on September 15th, 2025 at 3:33pm MDT