

Courtesy Of Jeff D Jackson Of Bode

# \$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

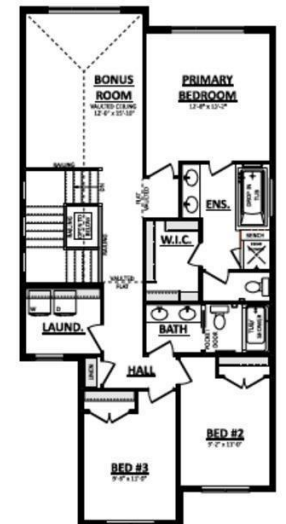
The Olivia in Cambrian model offers 2,203 sq ft of thoughtfully designed living space, featuring a sought-after walk-out basement that seamlessly extends indoor living to the outdoors. Enjoy a contemporary kitchen with a spacious island, dual sinks, and an open floor concept. The luxurious ensuite boasts 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.



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



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

Year Built	2024
Type	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**

Date Listed	November 12th, 2024
-------------	---------------------

Days on Market 122  
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 March 14th, 2025 at 11:32am MDT