

# \$434,900 - 617 Cambrian Boulevard, Sherwood Park

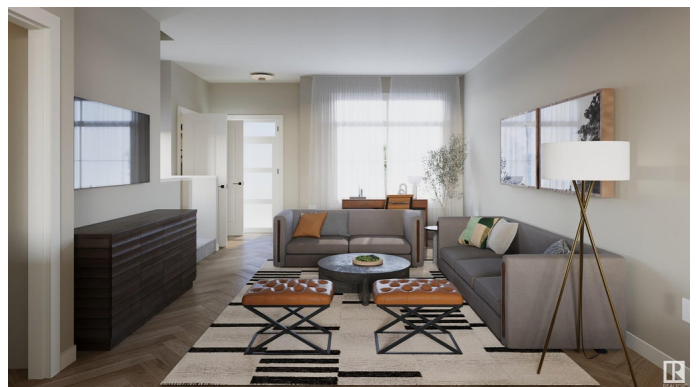
MLS® #E4426552

**\$434,900**

3 Bedroom, 2.50 Bathroom, 1,457 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to The Talo Townhouse, by Rohit - located in the Community of Cambrian. This 1457 sqft, 2 Storey offers 3 bedrooms, 2.5 baths, DOUBLE Garage & NO CONDO FEES. The "Neo Classical" design style will WOW you as soon as you enter the spacious entrance that leads to the open concept main level with a stylish kitchen that offers plenty of cabinets, pantry & quartz island that over looks the dining & living area. 1/2 bath at the back entrance that features a BI bench. Moving upstairs you will find a king sized primary suite featuring a WI closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry compliment this stylish home! Enjoy the privacy of having your own yard 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. Photos may not reflect the exact home for sale, as some are virtually staged or show design selections.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426552  |
| Price     | \$434,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,457                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 617 Cambrian Boulevard |
| Area        | Sherwood Park          |
| Subdivision | Cambrian               |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0B 0B0                |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                      |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |            |
|------------|------------|
| Elementary | Westboro   |
| Middle     | Clover Bar |
| High       | Salisbury  |

### **Additional Information**

Date Listed            March 20th, 2025

Days on Market      17

Zoning                 Zone 25

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Listing information last updated on April 6th, 2025 at 7:47pm MDT