

\$719,900 - 49 Cerbat Crescent, Sherwood Park

MLS® #E4438743

\$719,900

4 Bedroom, 3.00 Bathroom, 2,420 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to this stunning 4-bedroom, 3-bathroom home in Cambrian, where modern elegance meets everyday comfort. Enjoy bright and airy living spaces filled with natural light, a chef's kitchen with sleek cabinetry and walk-through pantry, and a cozy fireplace in the open-concept living area. The main floor features a convenient BEDROOM and BATHROOM, while upstairs, find a serene primary suite with a luxurious 5PC ensuite and expansive walk-in closet. Two Generous Sized BEDROOMS shared common 3PC Bath. Additional highlights include a bonus room, top-floor laundry, and a beautifully sized backyard with future deck perfect for outdoor gatherings.

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | E4438743 |
| Price | \$719,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,420 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |



| | |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 49 Cerbat Crescent |
| Area | Sherwood Park |
| Subdivision | Cambrian |
| City | Sherwood Park |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8H 2Z5 |

Amenities

| | |
|---------------|---------------------------------------|
| Amenities | Ceiling 9 ft., 9 ft. Basement Ceiling |
| Parking | Double Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Appliances Negotiable, Garage Control, Garage Opener |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Creek, Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 19 |
| Zoning | Zone 25 |

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