

# \$734,900 - 319 Canter Wynd, Sherwood Park

MLS® #E4419487

**\$734,900**

4 Bedroom, 2.50 Bathroom, 2,355 sqft  
Single Family on 0.00 Acres

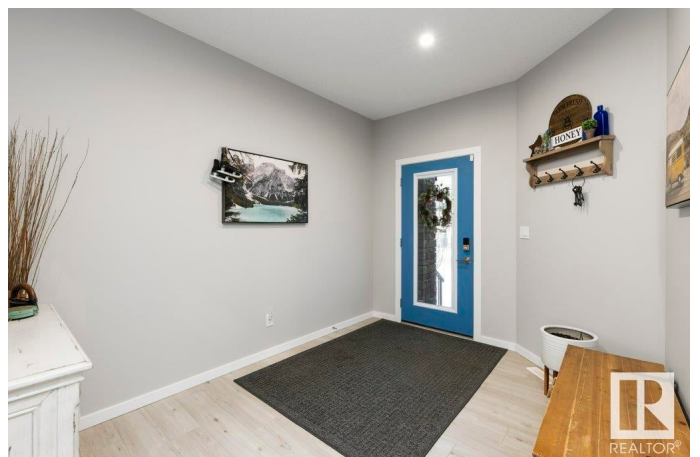
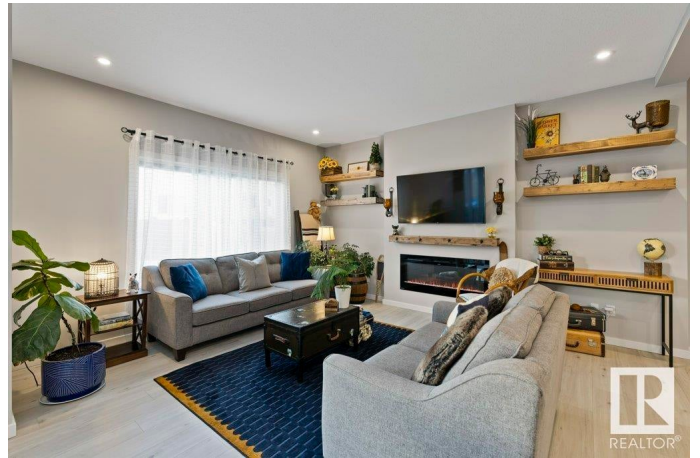
Cambrian, Sherwood Park, AB

Welcome home! This nearly new 2-story home with a SIDE ENTRANCE offers everything you're looking for with style, function, and value over a brand-new build! Meticulously maintained and upgraded, it features completed LANDSCAPING and FULLY FENCED - a \$20,000 value and completed to the strict architectural community guidelines. Also included is a partially finished basement with 9-FT CEILINGS, a rec area, framed area for a full bath and a bedroom. Inside, enjoy a thoughtfully designed layout with 3 spacious bedrooms upstairs, including a luxurious primary suite with a 5-pc ensuite, bonus room, 4-pc bath, and convenient upstairs laundry. The main floor features a chef's kitchen with a walk-through pantry, a large dining area flowing into the living room with a feature fireplace, and a spacious boot room with a walk-through closet. The garage offers high ceilings for extra storage. Move in without the wait, hassle, or added costs of building - this home is ready to impress!

Built in 2023

## Essential Information

MLS® #	E4419487
Price	\$734,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,355
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	319 Canter Wynd
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z6

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 28th, 2025
Days on Market	44
Zoning	Zone 25

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Listing information last updated on March 13th, 2025 at 8:17am MDT