

## \$717,700 - 21 Cerbat Cr, Sherwood Park

MLS® #E4427384

**\$717,700**

4 Bedroom, 3.00 Bathroom, 2,421 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Discover the perfect blend of modern elegance and everyday comfort in this stunning 4-bedroom, 3-bathroom home in Cambrian. Thoughtfully designed with large windows that flood the space with natural light, this home boasts a bright and inviting atmosphere. The stylish kitchen is a chef's dream, featuring ample counter space, sleek cabinetry, and a walk-through pantry for effortless organization. The open-concept living area, complete with a striking fireplace, creates a warm and welcoming space to relax or entertain. A main-floor bedroom and full bathroom offer flexibility for guests or multi-generational living.

Upstairs, the spacious primary suite is a private retreat, featuring a spa-like 5-piece ensuite and an expansive walk-in closet. Two additional bedrooms, a full bath, a versatile bonus room, and convenient top-floor laundry complete the upper level. Step outside to enjoy the future deck overlooking a beautifully sized backyard, perfect for summer gatherings.

Built in 2025

### Essential Information

MLS® # E4427384

Price \$717,700

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,421                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 21 Cerbat Cr  |
| Area        | Sherwood Park |
| Subdivision | Cambrian      |
| City        | Sherwood Park |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T8H 2Z5       |

### Amenities

|           |                               |
|-----------|-------------------------------|
| Amenities | Ceiling 10 ft., Ceiling 9 ft. |
| Parking   | Double Garage Attached        |

### Interior

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

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Concrete, Vinyl    |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Concrete, Vinyl    |
| Foundation        | Concrete Perimeter       |

### Additional Information

Date Listed March 25th, 2025

Days on Market 22

Zoning Zone 25

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