Courtesy Of Megan Mohr Of RE/MAX Excellence

$449,900 - 637 Cambrian Boulevard, Sherwood Park

MLS® #E4453488

$449,900
3 Bedroom, 2.50 Bathroom, 1,457 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Rohit Homes presents, The Talo Townhouse, a 1457 sqft, 2 Storey END UNIT featuring 9' ceilings, 3 bedrooms, 2.5 baths, DOUBLE Garage & NO CONDO FEES. Finished in a Haute Contemporary Designer Interior, this home features bold contrasts and sleek, modern finishes throughout. The kitchen offers plenty of cabinets, pantry & quartz island that over looks the dining & living area filled with natural light. Moving upstairs you will find a king sized primary suite featuring a walk in closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry complement this stylish home! SIDE ENTRANCE to the basement! Enjoy the privacy of having your own yard or explore Cambrian's 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® #	E4453488
Price	$449,900
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	637 Cambrian Boulevard
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T0B 0B0

Amenities

Amenities	Ceiling 9 ft., 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 JR
High	Salisbury

Additional Information

Date Listed	August 18th, 2025
Days on Market	2
Zoning	Zone 25

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Listing information last updated on August 20th, 2025 at 5:02am MDT