

## **\$719,900 - 319 Canter Wynd, Sherwood Park**

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MLS® #E4427358

**\$719,900**

4 Bedroom, 2.50 Bathroom, 2,331 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

BETTER than NEW - This Cambrian beauty will impress, featuring 4 bedrooms, 2.5 baths, FULLY fenced & LANDSCAPED. You are invited in to find gorgeous vinyl flooring throughout the main level that leads to a entertaining sized white kitchen that offers plenty of cabinets, walk through pantry, S/S appliances & island that overlooks the dining & living room with cozy fireplace. Guest bath & mud room complement the functional layout. Moving upstairs you will find a bonus room made for family movie nights. King sized primary suite with walk in closet & luxurious ensuite. 2 more bedrooms are both generous in size, 4pc main bath & laundry room complete the upstairs. The basement is partially finished with 10' ceilings, rec room & 4th bdrm plus tons of storage. ENJOY the fenced & landscaped West yard with deck 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. Nothing to do but move in & LOVE living in Cambrian.



Built in 2023

### **Essential Information**

MLS® #                    E4427358

Price                        \$719,900

Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,331
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 10 ft., Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	10
Zoning	Zone 25

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Listing information last updated on April 4th, 2025 at 12:47pm MDT