

## \$719,900 - 37 Cerbat Crescent, Sherwood Park

MLS® #E4421731

**\$719,900**

3 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 residence in Cambrian! Bright and airy, with large windows and high ceilings, this home exudes luxury. Modern finishes and sleek design elements are showcased throughout. The spacious kitchen features ample counter and cabinet space, plus a walk-through pantry. Unwind by the cozy fireplace in the main open to below living area. Additional convenience is offered with main floor bedroom & washroom, perfect for guests. Upstairs, discover three generous bedrooms & two bathrooms including the primary bedroom retreat with a lavish 5PC ensuite and expansive walk-in closet. A large bonus room is perfect for hosting, and top-floor laundry adds convenience. The unfinished basement awaits your personal touch. Step outside onto the deck, overlooking the backyard, perfect for outdoor gatherings. With easy access to amenities, this exceptional home offers the ultimate blend of modern elegance, convenience, and luxury living.

Built in 2024

### Essential Information

MLS® # E4421731

Price \$719,900

Bedrooms 3



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	37 Cerbat Crescent
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z3

### Amenities

Amenities	See Remarks
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, Flat Site, Golf Nearby, Park/Reserve, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed February 14th, 2025

Days on Market 76

Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 3:47pm MDT