

# \$718,700 - 49 Cerbat Crescent Crescent, Sherwood Park

MLS® #E4455545

## \$718,700

4 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 home in Cambrian, where modern elegance meets everyday comfort. Enjoy bright and airy living spaces filled with natural light, a chef's kitchen with sleek cabinetry and walk-through pantry, and a cozy fireplace in the open-concept living area. The main floor features a convenient BEDROOM and BATHROOM, while upstairs, find a serene primary suite with a luxurious 5PC ensuite and expansive walk-in closet. Two Generous Sized BEDROOMS shared common 3PC Bath. Additional highlights include a bonus room, top-floor laundry, and a beautifully sized backyard with future deck perfect for outdoor gatherings.

Built in 2025

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4455545      |
| Price          | \$718,700     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,420         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 49 Cerbat Crescent Crescent |
| Area        | Sherwood Park               |
| Subdivision | Cambrian                    |
| City        | Sherwood Park               |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T8H 2Z5                     |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | ensuite bathroom                                               |
| Appliances        | Appliances Negotiable, Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas                                      |
| Stories           | 2                                                              |
| Has Basement      | Yes                                                            |
| Basement          | Full, Unfinished                                               |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 25             |

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