

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

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 5:32pm MDT