

Courtesy Of David Lofthaug Of Bode

# **\$467,145 - 703 Cambrian Boulevard, Sherwood Park**

MLS® #E4452362

**\$467,145**

3 Bedroom, 2.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Open-Concept Main Floor: Enjoy a spacious kitchen with a large island, double-door pantry, and extended 41" upper cabinets. Seamless flow to the dinette and great room, ideal for family time or entertainment. Plus, a true rear mudroom adds everyday convenience.

\*Modern Finishes Throughout: Luxury Vinyl Plank flooring on the main floor and all bathrooms, quartz countertops, under-mount sinks, and soft-close cabinets and drawers for a stylish, low-maintenance lifestyle.

\*Comfortable Upper Level: Large primary bedroom with walk-in closet and ensuite featuring dual sinks and a walk-in shower. Two more bedrooms, a full bath, and upstairs laundry complete the upper floor.

\*Energy-Efficient Design: Double-pane, Low-E, argon-filled Energy Star windows, 95% high-efficiency furnace, heat recovery ventilator, and 80-gallon hot water Smart Home Features: Includes Echo Show, Lorex Smart Video Doorbell, Ecobee 3 Lite Thermostat, Weiser Smart Deadbolt, Alexa HD smart display with motion detection. Photos representative

Built in 2025

## **Essential Information**

MLS® # E4452362

Price \$467,145



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 2.50                 |
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,461                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 703 Cambrian Boulevard |
| Area        | Sherwood Park          |
| Subdivision | Cambrian               |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8H 3B7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| Is Waterfront  | Yes                    |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                      |
| Exterior Features | Back Lane, Corner Lot, Creek, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 79                |
| 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 October 29th, 2025 at 8:02am MDT