

Courtesy Of David Lofthaug Of Bode

\$430,395 - 707 Cambrian Boulevard, Sherwood Park

MLS® #E4451617

\$430,395

3 Bedroom, 2.50 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Modern Finishes Throughout: Luxury Vinyl Plank flooring spans the main floor and all bathrooms. The kitchen and bathrooms are elegantly finished with quartz countertops and under-mount sinks. Soft-close cabinets and drawers offer both style and functionality.

*Comfortable Upper Level: Upstairs, youâ€™ll find a large primary bedroom complete with a walk-in closet and private ensuite. Two additional well-sized bedrooms, a full family bathroom, and convenient upstairs laundry complete this thoughtfully designed floor.

*Energy-Efficient Design: Enjoy year-round comfort and savings with double-pane, Low-E, argon gas-filled Energy Star rated windows, a high-efficiency 95% direct-vented furnace, a heat recovery ventilator, and an 80-gallon hot water tank *Smart Home: Echo Show Lorex Smart Video Doorbell, Ecobee 3 Lite Smart Thermostat, Weiser Smart Deadbolt, Alexa Echo Show - HD smart display with motion and Alexa. *LIMITED TIME OFFER: FREE Double Detached Garage Included!

Built in 2025

Essential Information

MLS® # E4451617

Price \$430,395

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	707 Cambrian Boulevard
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3B7

Amenities

Amenities	Smart/Program. Thermostat, See Remarks
Parking Spaces	2
Parking	Double Garage Detached

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, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 7th, 2025

Days on Market 23

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 August 30th, 2025 at 11:32am MDT