

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                78

Zoning                            Zone 25

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Listing information last updated on October 24th, 2025 at 2:17am MDT