

# \$459,900 - 609 Cambrian Bv, Sherwood Park

MLS® #E4424662

## \$459,900

3 Bedroom, 3.00 Bathroom, 1,457 sqft  
Single Family

Cambrian, Sherwood Park, Alberta

Welcome to The Talo Townhouse, by Rohit - located in the Community of Cambrian. This 1457 sqft, 2 Storey offers 3 bedrooms, 2.5 baths, DOUBLE Garage & NO CONDO FEES.

The Ethereal Zen design style will WOW you as soon as you enter the spacious entrance that leads to the open concept main level with a stylish kitchen that offers plenty of cabinets, pantry & quartz island that over looks the dining & living area. 1/2 bath at the back entrance that features a BI bench. Moving upstairs you will find a king sized primary suite featuring a WI closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry compliment this stylish home! Enjoy the privacy of having your own yard 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. Photos may not reflect the exact home for sale, as some are virtually staged or show design selections.

(id:6289)

Built in 2025

## Essential Information

Listing #	E4424662
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1



Square Footage	1,457
Year Built	2025
Type	Single Family
Sub-Type	Row / Townhouse

### **Community Information**

Address	609 Cambrian Bv
Subdivision	Cambrian
City	Sherwood Park
Province	Alberta
Postal Code	T0H0H0

### **Amenities**

Amenities	Playground, Schools, Shopping, Vinyl Windows
Features	See remarks, Lane, No Animal Home, No Smoking Home
Parking	Detached Garage
# of Garages	1

### **Interior**

Appliances	See remarks
Heating	Forced air
# of Stories	2

### **Listing Details**

Listing Office	RE/MAX Excellence
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