

## \$719,000 - 33 Cerbat Crescent, Sherwood Park

MLS® #E4438674

**\$719,000**

4 Bedroom, 3.00 Bathroom, 2,420 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to this stunning 4 bedroom 3 bathroom residence in Cambrian! Bright and airy, with large windows and high ceilings, this home exudes luxury. Modern finishes and sleek design elements are showcased throughout. The spacious kitchen features ample counter and cabinet space, plus a walk-through pantry. Unwind by the cozy fireplace in the main open to below living area. Additional convenience is offered with main floor bedroom & washroom, perfect for guests. Upstairs, discover three generous bedrooms & two bathrooms including the primary bedroom retreat with a lavish 5PC ensuite and expansive walk-in closet. A large bonus room is perfect for hosting, and top-floor laundry adds convenience. The unfinished basement awaits your personal touch. Step outside onto the deck, overlooking the backyard, perfect for outdoor gatherings. With easy access to amenities, this exceptional home offers the ultimate blend of modern elegance, convenience, and luxury living.

Built in 2024

### Essential Information

MLS® # E4438674

Price \$719,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,420                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 33 Cerbat Crescent |
| Area        | Sherwood Park      |
| Subdivision | Cambrian           |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8H 2Z3            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                                     |
| Appliances        | Appliances Negotiable, Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas                            |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Block, Vinyl       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Block, Vinyl       |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed May 27th, 2025

Days on Market 68

Zoning Zone 25

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Listing information last updated on August 2nd, 2025 at 10:17pm MDT