

## \$645,000 - 118 Canter Wynd, Sherwood Park

MLS® #E4447819

**\$645,000**

3 Bedroom, 2.50 Bathroom, 2,104 sqft

Single Family on 0.00 Acres

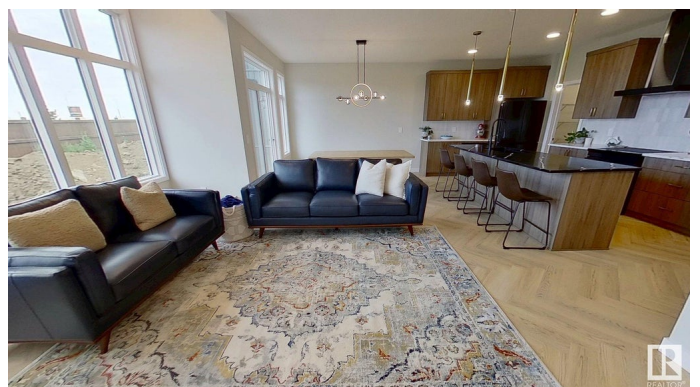
Cambrian, Sherwood Park, AB

Located in vibrant Cambrian, this 2,104 sqft 3-bed, 2.5-bath 2-storey home is just 3 months old. The open concept layout features granite countertops, black stainless steel appliances, window coverings, and a west facing backyard. The chef-inspired kitchen includes a black stainless fridge, range, microwave (all under warranty), granite counters, and a large island with pendant lighting. A walk-through mudroom and pantry connect the garage to the main area. The main floor boasts 9ft ceilings, luxury vinyl plank and tile flooring, large windows, vaulted ceiling, built-in desk, dining/office with French doors, 2-piece bath, storage, and a double garage. Upstairs includes a large primary suite with a 5-piece ensuite, bonus room, laundry with steam washer/dryer, 4-piece bath, and 2 more bedrooms. The basement has a side entrance. Comes with balance of 1-year builder warranty. Close to trails, dog park, schools, and shoppingâ€”move-in ready!

Built in 2025

### Essential Information

MLS® #	E4447819
Price	\$645,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,104
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	118 Canter Wynd
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z3

### Amenities

Amenities	Television Connection, Walk-up Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Water Distiller, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Commercial
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed                July 15th, 2025  
Days on Market        1  
Zoning                    Zone 25

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