

Courtesy Of Megan Mohr Of RE/MAX Excellence

## \$449,900 - 637 Cambrian Boulevard, Sherwood Park

MLS® #E4453488

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,457 sqft

Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Rohit Homes presents, The Talo Townhouse, a 1457 sqft, 2 Storey END UNIT featuring 9' ceilings, 3 bedrooms, 2.5 baths, DOUBLE Garage & NO CONDO FEES. Finished in a Haute Contemporary Designer Interior, this home features bold contrasts and sleek, modern finishes throughout. The kitchen offers plenty of cabinets, pantry & quartz island that over looks the dining & living area filled with natural light. Moving upstairs you will find a king sized primary suite featuring a walk in closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry complement this stylish home! SIDE ENTRANCE to the basement! Enjoy the privacy of having your own yard or explore Cambrian's 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.



Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453488  |
| Price     | \$449,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |

|                |                      |
|----------------|----------------------|
| Full Baths     | 2                    |
| Half Baths     | 1                    |
| Square Footage | 1,457                |
| Acres          | 0.00                 |
| Year Built     | 2025                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 637 Cambrian Boulevard |
| Area        | Sherwood Park          |
| Subdivision | Cambrian               |
| City        | Sherwood Park          |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0B 0B0                |

### Amenities

|           |                                                                            |
|-----------|----------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking   | Double Garage Detached                                                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

**School Information**

|            |               |
|------------|---------------|
| Elementary | Westboro      |
| Middle     | Clover Bar JR |
| High       | Salisbury     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 25           |

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Listing information last updated on September 2nd, 2025 at 2:17am MDT