

# \$637,900 - 118 Canter Wynd, Sherwood Park

MLS® #E4447819

## \$637,900

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 shopping—move-in ready!

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447819  |
| Price     | \$637,900 |
| 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        33  
Zoning                    Zone 25

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