

\$719,900 - 49 Cerbat Crescent, Sherwood Park

MLS® #E4438743

\$719,900

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 home in Cambrian, where modern elegance meets everyday comfort. Enjoy bright and airy living spaces filled with natural light, a chef's kitchen with sleek cabinetry and walk-through pantry, and a cozy fireplace in the open-concept living area. The main floor features a convenient BEDROOM and BATHROOM, while upstairs, find a serene primary suite with a luxurious 5PC ensuite and expansive walk-in closet. Two Generous Sized BEDROOMS shared common 3PC Bath. Additional highlights include a bonus room, top-floor laundry, and a beautifully sized backyard with future deck perfect for outdoor gatherings.

Built in 2024

Essential Information

MLS® #	E4438743
Price	\$719,900
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	49 Cerbat Crescent
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z5

Amenities

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

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	Wood, Vinyl
Exterior Features	Creek, Environmental Reserve, Golf Nearby, Park/Reserve, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 27th, 2025
Days on Market	55
Zoning	Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 21st, 2025 at 12:47pm MDT