

Courtesy Of David Lofthaug Of Bode

\$467,145 - 703 Cambrian Boulevard, Sherwood Park

MLS® #E4452362

\$467,145

3 Bedroom, 2.50 Bathroom, 1,461 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Open-Concept Main Floor: Enjoy a spacious kitchen with a large island, double-door pantry, and extended 41" upper cabinets. Seamless flow to the dinette and great room, ideal for family time or entertainment. Plus, a true rear mudroom adds everyday convenience.

***Modern Finishes Throughout:** Luxury Vinyl Plank flooring on the main floor and all bathrooms, quartz countertops, under-mount sinks, and soft-close cabinets and drawers for a stylish, low-maintenance lifestyle.

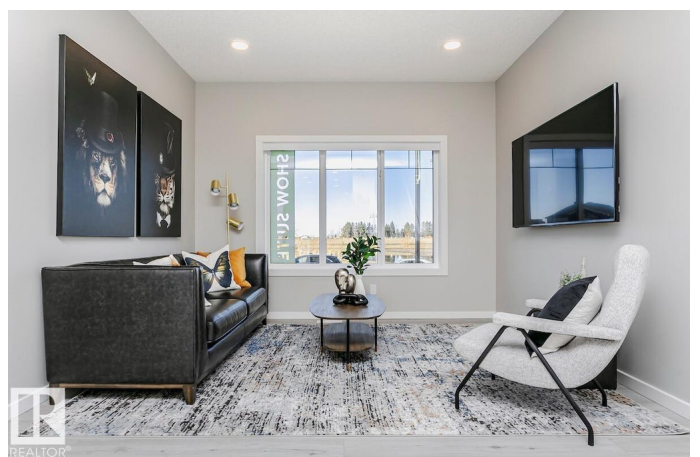
***Comfortable Upper Level:** Large primary bedroom with walk-in closet and ensuite featuring dual sinks and a walk-in shower. Two more bedrooms, a full bath, and upstairs laundry complete the upper floor.

***Energy-Efficient Design:** Double-pane, Low-E, argon-filled Energy Star windows, 95% high-efficiency furnace, heat recovery ventilator, and 80-gallon hot water Smart Home Features: Includes Echo Show, Lorex Smart Video Doorbell, Ecobee 3 Lite Thermostat, Weiser Smart Deadbolt, Alexa HD smart display with motion detection. Photos representative

Built in 2025

Essential Information

MLS® #	E4452362
Price	\$467,145



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

Community Information

Address	703 Cambrian Boulevard
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 3B7

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Double Garage Detached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Corner Lot, Creek, Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 11th, 2025

Days on Market 63

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 October 13th, 2025 at 1:32pm MDT