

Courtesy Of Megan Mohr Of RE/MAX Excellence

\$449,900 - 625 Cambrian Boulevard, Sherwood Park

MLS® #E4432771

\$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 an Ethereal Zen Designer Interior, this home offers calming tones and natural textures for a serene atmosphere through the kitchen that 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® #	E4432771
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	625 Cambrian Boulevard
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T0H 0H0

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, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Westboro
Middle	Clover Bar JH
High	Salisbury

Additional Information

Date Listed	April 25th, 2025
Days on Market	118
Zoning	Zone 25

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Listing information last updated on August 21st, 2025 at 9:17am MDT