

Courtesy Of Megan Mohr Of RE/MAX Excellence

\$439,900 - 637 Cambrian Boulevard, Sherwood Park

MLS® #E4453488

\$439,900

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 | \$439,900 |
| 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 | 24 |
| Zoning | Zone 25 |

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Listing information last updated on September 11th, 2025 at 11:32am MDT