Courtesy Of Varun Kumar Of RE/MAX Elite

$510,000 - 42 Cerbat Crescent Crescent, Sherwood Park

MLS® #E4454287

$510,000
3 Bedroom, 2.50 Bathroom, 1,628 sqft
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to this 2023-built half duplex by Rohit Communities, located in the desirable community of Cambrian. This modern home offers 3 spacious bedrooms, 2.1 bathrooms, and a front-attached double car garage. The main floor features an open-concept layout with a stylish modern kitchen showcasing a gas stove, 3 cm quartz countertops, walk-in pantry, and sleek finishes throughout. Large windows bring in plenty of natural light, creating a bright and inviting living space. Upstairs, you'll find a cozy bonus room, convenient laundry area, and a generously sized primary bedroom with an ensuite and walk-in closet. The home also includes a separate side entrance leading to the unfinished basement, offering endless possibilities for future development. Complete with blinds installed, this property is fenced and fully landscaped, ideally located with easy highway access and within walking distance to a dog park â€" perfect for modern family living!

Built in 2023

Essential Information

MLS® #	E4454287
Price	$510,000
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,628
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	42 Cerbat Crescent Crescent
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z5

Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	WESTBORO ELEM
Middle	CLOVER BAR JR H
High	SALISBURY COMP

Additional Information

Date Listed	August 22nd, 2025
Days on Market	35
Zoning	Zone 25

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Listing information last updated on September 26th, 2025 at 12:47am MDT