

# \$671,900 - 246 Canter Wynd Wynd, Sherwood Park

MLS® #E4413369

**\$671,900**

4 Bedroom, 2.50 Bathroom, 2,521 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to this stunning, brand-new 3 bed + den located in Cambrian community. BACKING dog park + Extended drive way. As you step inside, you'll be greeted by an abundance of natural light and an open concept floor plan creating an airy ambiance. The generous kitchen features ample counter and cupboard space, complemented by a modern finishes. Unwind in the warmth of the fireplace in the main living area, ideal for both relaxation and hosting guests. On the upper level, you'll find 3 generously sized bedrooms, including the primary with a luxurious ensuite and a huge walk-in closet. The bonus room offers versatility, perfect for entertaining or enjoying family time. Convenience is key with top-floor laundry and an additional 4 pc bathroom. The unfinished basement awaits your personal touch, offering endless possibilities. Step outside onto the deck, overlooking backyard, with lots of space for activities.

Built in 2024

## Essential Information

MLS® #	E4413369
Price	\$671,900
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,521
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	246 Canter Wynd Wynd
Area	Sherwood Park
Subdivision	Cambrian
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T8H 2Z6

### **Amenities**

Amenities	Ceiling 9 ft., See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

### **Exterior**

Exterior	Wood, Stucco, Vinyl, Hardie Board Siding
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

## Additional Information

Date Listed November 12th, 2024

Days on Market 121

Zoning Zone 25

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