

# \$769,900 - 342 Canter Wynd, Sherwood Park

MLS® #E4427141

**\$769,900**

3 Bedroom, 2.50 Bathroom, 2,330 sqft  
Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

Welcome to this stunning 2-story home. Featuring 3 beds, 2.5 baths, a walk-out basement, and a double attached garage. The main floor features a spacious open-concept layout with a large kitchen island and eat-at bar, and a convenient walk-through pantry connected to the mudroom, which includes built-in shelving and cubbies for perfect organization. The great room impresses with its dramatic open-to-below design, large windows, & a cozy fireplace, creating a bright and inviting atmosphere. Sliding patio doors off the nook provide easy access to the walk-out deck, perfect for outdoor relaxation. Upstairs, the extravagant primary ensuite boasts a drop-in tub and separate shower, while a spacious bonus room overlooks the main floor. Full quartz countertops throughout the home add a touch of elegance, and the side entrance to the basement allows for future development potential.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4427141  |
| Price      | \$769,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



342 Canter Wynd, Sherwood Park, AB

Main Floor Exterior Area 1046.11 sq ft  
Interior Area 973.30 sq ft  
Excluded Area 503.27 sq ft



0 5 10 ft

PREPARED: 2025/03/29

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

342 Canter Wynd, Sherwood Park, AB

2nd Floor Exterior Area 1290.32 sq ft  
Interior Area 1194.85 sq ft  
Excluded Area 192.56 sq ft



0 5 10 ft

PREPARED: 2025/03/29

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,330                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 342 Canter Wynd |
| Area        | Sherwood Park   |
| Subdivision | Cambrian        |
| City        | Sherwood Park   |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T8H 2Z7         |

### **Amenities**

|               |   |
|---------------|---|
| Amenities     | No Animal Home, No Smoking Home, Walkout Basement |
| Parking       | Double Garage Attached                            |
| Is Waterfront | Yes   |

### **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, Fiber Cement, Stone, Vinyl  |
| Exterior Features | Backs Onto Lake, Creek, Golf Nearby, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Fiber Cement, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

Date Listed March 24th, 2025

Days on Market 17

Zoning Zone 25

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Listing information last updated on April 10th, 2025 at 1:32pm MDT