# \$502,400 - 617 Corral Circle, Sherwood Park

MLS® #E4432765

#### \$502,400

3 Bedroom, 2.50 Bathroom, 1,457 sqft Single Family on 0.00 Acres

Cambrian, Sherwood Park, AB

You are going to LOVE The Talo, by Rohit located in the Community of Cambrian. This 1448 sqft, 2 Storey duplex offers 3 bedrooms, 2.5 baths, DOUBLE GARAGE & sits on a corner lot. The "Ethereal Zen" design style will WOW you as soon as you enter the spacious entrance that leads to the open concept main level with a stylish kitchen that offers plenty of cabinets, pantry & quartz island that over looks the dining & living area. Guest bath at the back entrance that features a BI bench. Moving upstairs you will find a king sized primary suite featuring a WI closet & 4pc ensuite. 2 bedrooms are both generous in size, a 4pc bath, flex room & laundry compliment this elegant home! SIDE ENTRANCE & RI for potential BASEMENT SUITE! RELAX in the private yard or EXPLORE what Cambrian has to offer, from the multiple parks, playgrounds, dog park, to 8kms of ravine trails through Oldman Creek! Photos may not reflect the exact home for sale, as some are virtually staged or show design selections.

Built in 2025

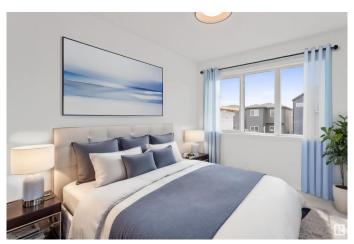
#### **Essential Information**

MLS® # E4432765 Price \$502,400

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 Half Duplex

Style 2 Storey
Status Active

## **Community Information**

Address 617 Corral Circle
Area Sherwood Park

Subdivision Cambrian

City Sherwood Park

County ALBERTA

Province AB

Postal Code T0B 0B0

## **Amenities**

Amenities 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, Corner Lot, Landscaped, Playground Nearby, Schools,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Westboro

Middle Clover Bar JH

High Salisbury Comp

## **Additional Information**

Date Listed April 25th, 2025

Days on Market 1

Zoning Zone 25

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Listing information last updated on April 25th, 2025 at 11:17pm MDT