

# \$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 1194.88 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 20

Zoning Zone 25

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 12th, 2025 at 10:02pm MDT