

# \$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 – 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 | 51                |
| Zoning         | Zone 25           |

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Listing information last updated on October 12th, 2025 at 7:17am MDT