

# \$625,490 - 8108 Sediment Street, Sacramento

MLS® #41089551

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## \$625,490

4 Bedroom, 3.00 Bathroom, 2,521 sqft  
Residential on 0 Acres

Other, Sacramento,

Discover Lot 64 at Catalina at Delta Shores, featuring the stunning Yerba Buena floor plan—a spacious 2,521 sq. ft. home with 4 bedrooms, 2.5 baths, a loft, and a 2-car garage. Nestled in a premier location, this home offers the perfect blend of convenience and community, with a new park and school coming soon and just minutes from the Delta Shores Shopping Center. Enjoy easy access to I-5, making commuting a breeze, and reach downtown Sacramento in just 15 minutes. Step inside and experience the Signature Homes difference, where attention to detail and commitment to quality shine. This home features taller ceilings, 5.5-inch baseboards, and Whirlpool stainless steel appliances. The white painted cabinets, Dal Golden Gate Quartz kitchen countertops, and Glacier White estone shower surrounds create a bright, modern aesthetic. With LVP hardwood flooring throughout the downstairs and plush carpet upstairs, every detail has been thoughtfully designed. Don't miss your chance to own this incredible home—stop by Catalina at Delta Shores today! We're open daily from 10 AM to 6 PM.



Built in 2024

## Essential Information

MLS® #	41089551
Price	\$625,490

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,521
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Juliann Cretsinger
Listing Office	Signature Homes

### Community Information

Address	8108 Sediment Street
Subdivision	Other
City	Sacramento
County	Sacramento
Zip Code	95832-0000

### Amenities

Parking Spaces	2
Parking	Garage, Garage Door Opener, One Space
# of Garages	2
Garages	Garage, Garage Door Opener, One Space
Pool	None

### Exterior

Exterior	Stucco, Vinyl Siding
Lot Description	Back Yard, Sprinklers In Front, Street Level
Construction	Stucco, Vinyl Siding
Foundation	Slab

### Interior

Interior	Carpet, Tile, Vinyl
Appliances	Electric Water Heater
Cooling	Central Air
Fireplaces	None
Stories	Two

**School Information**

District                      Sacramento City Unified

**Additional Information**

Date Listed                      March 14th, 2025  
Days on Market                94  
Zoning                              R  
Short Sale                        N  
RE / Bank Owned            N

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