



## Fort Saskatchewan Alberta

\$394,900

River Valley living on a quiet no-through road! This fully finished 1,377 sq ft duplex offers exceptional value, space and location. The open-concept main floor features a bright living area with gas fireplace, functional kitchen and dining space with access to the backyard. CENTRAL AIR CONDITIONING keeps things comfortable all summer. Upstairs offers 3 bedrooms and a full bath (primary with W/I closet), while the fully finished basement adds a spacious rec room plus another full bathroom—ideal for family time, guests or a home office/gym. Outside, enjoy a large fenced yard with a wood deck, perfect for entertaining or relaxing. A single attached garage provides convenient parking, with PLENTY of additional guest and street parking thanks to the no-through-road location. Located next to the River Valley, walking trails, parks and amenities, this is a fantastic opportunity for first-time buyers, families or investors. Move-in ready and ideally located—come see what makes this home stand out! Welcome home. (id:6769)

Recreation room Measurements not available  
 Primary Bedroom Measurements not available  
 Bedroom 2 Measurements not available

Bedroom 3 Measurements not available  
 Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
 Royal LePage Noralta Real Estate

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