



## Fort Saskatchewan Alberta

\$649,000

One of a Kind with AMAZING River Valley Location! Ideal home for a HOME BUSINESS with Separate entrance to Studio or Flex room with in floor heat. This room is bright and open with its on source of AC and Heat ,ideal for Yoga Studio - Hair Salon - Music Room etc. Truly custom built WALK OUT HOME located close to all Downtown amenities. Front entry opens up to flex room and up a few stairs to the main living area featuring Granite custom Kitchen with massive eating area over looks River Valley. One of 2 fireplaces featured in the Living room accented by custom leather style flooring. Primary Bedroom overlooks private back yard and river valley along with a massive customized walk in closet and upgraded 3 piece ensuite. Walk out basement boast large recreation room with Bar and fireplace along with patio doors to yard - 2 bedrooms - 4 pce bath and laundry with plenty of Storage. Home has 3 upgraded furnaces -2 AC units - Lifetime warranty on roof - upgraded windows and so much more this home is a must see! (id:6769)

Family room 6.16 m X 6.05 m

Bedroom 2 4.21 m X 3.74 m

Bedroom 3 3.65 m X 2.43 m

Laundry room 3.51 m X 2.93 m

Mud room 3.78 m X 1.76 m

Living room 6.22 m X 6.2 m

Dining room 5.01 m X 3.66 m

Kitchen 3.67 m X 3.14 m

Primary Bedroom 5.33 m X 4.34 m

Listing Presented By:



Originally Listed by:

Royal LePage Noralta Real Estate

<http://www.sharpehomes.ca/>



**Royal**

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.