



## Fort Saskatchewan Alberta

\$364,900

A gorgeous, meticulously maintained half duplex offering the perfect blend of comfort, style, and location -- with NO condo fees!? YES, PLEASE! Featuring 3 bedrooms, 3 bathrooms, a welcoming open-concept main floor with an abundance of natural light, and a functional and spacious layout ideal for everyday living and entertaining alike. Step outside the back to the largest and most private pie-shaped yard -- a rare find! Beautifully maintained and complete with a shed, this outdoor space offers endless possibilities for relaxing, gardening, kids, pets, or summer gatherings. The single attached garage adds safety and comfort, while the unbeatable location truly sets this home apart! Situated directly across from the Dow Centennial Centre and within walking distance to excellent schools, shopping, and amenities, you'll love the lifestyle this neighborhood offers. Enjoy nearby river valley access and the incredible trail system that makes Fort Saskatchewan so desirable. Move in and Enjoy! (id:6769)

Living room 4.01 x 3.40

Dining room 3.02 x 2.45

Kitchen 2.78 x 2.93

Primary Bedroom 3.86 x 3.85

Bedroom 2 3.27 x 2.85

Bedroom 3 3.42 x 2.86

Listing Presented By:



Originally Listed by:

Royal LePage Arteam Realty



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
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.