



# Fort Saskatchewan Alberta

\$449,000

Welcome to The Emerald, thoughtfully crafted by AWARD WINNING builder Justin Gray Homes, known for quality & innovation. Showcasing 1658 sqft of style & smart design in family-friendly Sienna w/professionally curated Modern Farmhouse V2 interior colour palette. Step inside to find main floor durable LVP flooring, plush carpet upstairs, & an open-concept layout ideal for everyday living. The spacious chef's dream kitchen features UPGRADED shaker-style soft-close cabinetry, premium fixtures, a WALK IN pantry, & timeless finishes throughout. Upstairs, a BONUS RM offers extra space for relaxing or entertaining, while the conveniently located laundry rm makes day-to-day life easier. The home is built on an UPGRADED 32MPA foundation w/Delta wrap on tar-sprayed concrete walls, triple-pane windows, & other thoughtful upgrades for long-term comfort and efficiency. Minutes from schools, parks, & everyday essentials, this is more than just a house, it's your next chapter. \*Photos of similar model. Finishes may vary. (id:6769)

Living room 15'6" x 13'

Dining room 12 m x Measurements not available

Kitchen Measurements not available

Primary Bedroom 13'6" x 13'

Bedroom 2 9' x 9'8"

Bedroom 3 10'2" x 9'

Bonus Room 10' x 12'10"

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://forsaleweg.com/>



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