



## Fort Saskatchewan Alberta

\$775,000

Backing directly onto the RIVER VALLEY, this 2,200+ sq ft 4-level split combines unbeatable space, location, & updates. Curb appeal shines with a completely updated exterior! Inside, new vinyl plank flooring and railings lead to a bright living room, formal dining area, & a completely remodelled kitchen with quartz counters, custom cabinetry, & modern appliances. Upstairs, discover 4 bedrooms including the primary retreat with private balcony overlooking the massive yard, walk-in closet, & 3-pc ensuite. A 4-pc bath completes this level. The lower level offers a cozy family room with stone fireplace surround and built-ins, plus sliding doors to the patio, and a convenient half bath. The finished basement adds 2 more bedrooms, laundry, and a flex/family room. Outside, enjoy the pie shape yard with a huge deck for entertaining, mature trees, fire pit area, & direct access to nature. With an attached double garage, & close to parks, schools, highway access & amenities, this is a rare river valley gem! (id:6769)

Family room 4.53 m X 3.41 m

Bedroom 5 4.54 m X 2.79 m

Bedroom 6 3.83 m X 2.75 m

Den 5.19 m X 4.38 m

Living room 4.74 m X 6.55 m

Dining room 4.07 m X 3.13 m

Kitchen 4.06 m X 5.54 m

Primary Bedroom 4.05 m X 4.38 m

Bedroom 2 3.44 m X 3.32 m

Bedroom 3 3.8 m X 3.33 m

Bedroom 4 3.75 m X 3.32 m

Listing Presented By:



Originally Listed by:  
Real Broker



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.