



## Fort Saskatchewan Alberta

\$355,000

Perfectly situated on a large pie-shaped lot, this 1400sqft half Duplex is move-in-ready with 3-bedroom, 2.5-bath and offers the ideal blend of comfort and value. Enjoy those long summer days in your massive backyard! The bright and welcoming foyer leads to a convenient powder room and attached single garage. The open-concept main floor features a bright kitchen with corner pantry, a spacious dining area, and a cozy living room with gas fireplace. Patio doors open to the spacious deck creating the perfect private space for outdoor entertaining! Upstairs, the spacious primary suite includes a walk-through closet and full Ensuite for added privacy. Plus, a BONUS room that is large enough to be used as another Bedroom/office/gym/family room! Located in the vibrant community of Fort Saskatchewan, across the street from the Dow Centennial Centre, steps from excellent schools, hospital, parks, shopping, and river valley trails! (id:6769)

Living room Measurements not available

Kitchen Measurements not available

Primary Bedroom 13' x 11'9"

Bedroom 2 12'11" x 9'

Bedroom 3 10'4" x 9'

Bonus Room 12' x 11'10"

Listing Presented By:



Originally Listed by:  
Royal Lepage Arteam Realty



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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.