



Fort Saskatchewan Alberta

\$467,000

Fantastic location! Welcome to the desirable community of Westwood Trails, quiet cul-de-sac, 3 + 1 bedroom perfect family home. Enter the spacious entrance, with main floor kitchen (w/california closet pantry), living room w/ gas fireplace, great room, & laundry. Half bath complete the main floor. Convenience of attached double heated/insul garage. Upper floor 3 Bedrooms, w/ Primary suite incl a california walk-in closet. New-Roof (2022), dishwasher (2025), refrigerator (2024). Features central Air conditioning for year round comfort, tankless water system, water softener, central vacuum system. F.F basement with family room, bedroom, bathroom w/ heated floor. Entertain in the huge yard, 2 gas hook-ups on fiberglass backyard deck. Large 4 car driveway. Beautiful Holiday lights. Explore the Wetland Conservation area close by which offers year round activities - walking/bike paths, x country skiing, tobogganing, fishing, boating. Very close to shops, bus routes, playgrounds, schools. Great family home! (id:6769)

Bedroom 4 2.91 m X 2.81 m

Recreation room 4.22 m X 3.33 m

Utility room 1.82 m X 3.38 m

Living room 4.26 m X 3.35 m

Dining room 4.17 m X 3.1 m

Kitchen 4.92 m X 2.4 m

Laundry room 2.03 m X 1.69 m

Primary Bedroom 4.98 m X 3.4 m

Bedroom 2 3.05 m X 3.75 m

Bedroom 3 2.97 m X 3.75 m

Listing Presented By:



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