



## Fort Saskatchewan Alberta

\$499,900

Designed for modern living, this beautiful duplex showcases a well-planned layout ideal for families or investors alike. Upon entry, the foyer offers a front closet and leads down the hall past a den and into a practical mudroom featuring built-in bench, hooks, a secondary closet, and access to the double attached garage. A conveniently located 3-piece bathroom sits just off the main living space. The open-concept kitchen is the centerpiece of the home, boasting abundant cabinetry and counter space, a center island, and a walk-in pantry, all overlooking the bright dining area and spacious living room filled with natural light. The upper level hosts three bedrooms, including a generous primary suite with a spa-like 5-piece ensuite, an additional 4-piece bathroom, a large bonus room, and an oversized laundry room complete with a sink. Additional features include under-cabinet lighting in all bathrooms and a spacious back patio. Close to many amenities including school and shopping centers! (id:6769)

Living room 3.91 m X 5.14 m

Dining room 3.08 m X 2.59 m

Kitchen 2.51 m X 3.78 m

Den 3.05 m X 2.82 m

Primary Bedroom 3.71 m X 4.48 m

Bedroom 2 2.79 m X 3.34 m

Bedroom 3 3.04 m X 3.74 m

Bonus Room 4.33 m X 3.15 m

Laundry room 2.64 m X 1.51 m

Listing Presented By:



Originally Listed by:  
RE/MAX Edge Realty

<http://www.timbakerrealty.com/>

**Ahmad Sai**  
RE/MAX RIVER CITY

**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)