



## Fort Saskatchewan Alberta

\$347,500

Step into your charming new home! This lovely 1,381 sq ft half-duplex welcomes you with a single-car garage - 3 bedrooms upstairs, plus an extra bedroom downstairs (currently being used for business) - complemented by 2.5 baths. This home is perfect for first-time home buyers or those looking to downsize. The main level features a spacious living, kitchen, and dining area, complete with a cozy natural gas fireplace and a mix of vinyl, carpet, and laminate flooring throughout for added comfort and style. Step outside to your spacious deck and yard making this space perfect for BBQ's & entertaining. Upstairs, you'll find 3 inviting bedrooms, including an ensuite attached to the primary bedroom. Downstairs offers your fourth bedroom with rustic barn door and a convenient 3-piece bath. This home is conveniently surrounded by schools, shopping, playgrounds, and much more, ensuring a vibrant and convenient lifestyle! (id:6769)

Bedroom 4 15.7 m x Measurements not available	Kitchen Measurements not available x 14 m
Storage 3'7" x 8'11"	Primary Bedroom 14'3" x 11'2"
Utility room 4'8" x 12'3"	Bedroom 2 10'5" x 9'6"
Living room 10' x 14'6"	Bedroom 3 9'11" x 10'5"
Dining room 10'11" x 10'5"	

Listing Presented By:



Originally Listed by:  
Realty Executives Focus

**RE/MAX ELITE**

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