



## Fort Saskatchewan Alberta

\$405,000

Welcome to this well-designed 1,437 sq. ft. half duplex built in 2014, offering a rare and highly functional layout featuring two spacious primary suites, each with their own 4-piece ensuite and walk in closets. The open-concept main floor is bright and inviting, filled with natural light and designed for easy everyday living and entertaining. The kitchen features granite countertops, stainless steel appliances, and plenty of cabinet space, flowing seamlessly into the dining and living areas. Step outside to enjoy the nice rear deck and fully fenced yard, offering a great space for relaxing or summer BBQs. Ideally located close to schools, shopping, transit, commuter highways, and the Fort Saskatchewan Hospital, this home offers both comfort and convenience. Just minutes from SouthPointe School, it's perfectly situated for families and professionals alike. Whether you're looking for your first home, a shared living opportunity, or a solid investment property, this versatile half duplex checks all the boxes. (id:6769)

Living room 4 m X 3.31 m  
Dining room 2.8 m X 2.57 m  
Kitchen 2.71 m X 2.57 m

Primary Bedroom 4.25 m X 4.05 m  
Bedroom 2 5.23 m X 3.67 m  
Bonus Room 2.79 m X 2.04 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://jenlucas.royallepage.ca/>



**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.