



## Fort Saskatchewan Alberta

\$445,000

BANK OWNED OPPORTUNITY! SIDE-BY-SIDE DUPLEX with BOTH SIDES AVAILABLE, offering a rare chance to purchase one or secure both. This FUNCTIONAL, MODERN HOME features a SPACIOUS LAYOUT designed for comfortable everyday living. The main floor showcases a BRIGHT OPEN-CONCEPT LIVING SPACE with a CONTEMPORARY KITCHEN, GENEROUS DINING AREA, LIVING ROOM WITH BACKYARD ACCESS, and a MAIN FLOOR OFFICE, ideal for working from home or flexible use. Upstairs offers THREE BEDROOMS, including a WELL-APPOINTED PRIMARY SUITE with a WALK-IN CLOSET and 4-PIECE ENSUITE, while the additional bedrooms share another FULL 4-PIECE BATHROOM. A LARGE BONUS ROOM and convenient UPPER-LEVEL LAUNDRY add flexibility to the second floor. Located CLOSE TO SCHOOLS, SHOPPING, AND EVERYDAY AMENITIES, this property also BACKS ONTO GREENSPACE with a WALKING TRAIL ALONGSIDE, enhancing the neighbourhood setting. A PRACTICAL FLOOR PLAN, DESIRABLE LOCATION, and MODERN DESIGN make this property one to explore. (id:6769)

Living room 12'9 x 19'9

Dining room 9' x 10'1

Kitchen 8'4 x 15'11

Den 8'1 x 10'

Primary Bedroom 11'3 x 17'8

Bedroom 2 8'9 x 16'10

Bedroom 3 9' x 12'

Bonus Room 11'11 x 15'1

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



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