



## Fort Saskatchewan Alberta

\$319,900

Welcome to this bungalow-style half duplex—an excellent opportunity for first-time buyers or investors alike! Ideally located backing onto schools and just steps from a playground, this home also offers convenient walking access to shopping, amenities, and everyday essentials. Inside, you'll find a bright and functional layout featuring a kitchen with white cabinetry and a generous dining area—perfect for family meals or entertaining. Main floor offers three comfortable bedrooms and a full bathroom, providing plenty of space for a growing family. The fully finished basement expands your living space with a large recreation room complete with a bar area, a fourth bedroom, a 3-piece bathroom, and ample storage throughout—ideal for guests, teens, or rental potential. Key upgrades include newer windows (2015), furnace (2018), and a roof approximately 13 years old, giving you added peace of mind. With just a little polish, this property has incredible potential to shine. Don't miss out! (id:6769)

Bedroom 3 3.06 m X 4.12 m

Family room Measurements not available

Bedroom 4 3.31 m X 6.87 m

Recreation room 3.92 m X 5.4 m

Storage 4.97 m X 1.78 m

Utility room 1.99 m X 3.54 m

Laundry room 2.32 m X 1.83 m

Living room 5.56 m X 3.64 m

Dining room 2.2 m X 3.34 m

Kitchen 2.33 m X 3.35 m

Primary Bedroom 4.62 m X 2.88 m

Bedroom 2 2.75 m X 3.07 m

Listing Presented By:



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