



## 10030 97 Avenue Fort Saskatchewan AB

\$340,000

Take a look at this RENOVATED half-duplex! This 3 bedroom, 2 bath home offers over 1,200 sq ft of luxurious modern living at an affordable price point. This kitchen is a show-stopper! Featuring stainless steel appliances, an under-mount sink, quartz countertops, a sleek and modern tile backsplash, and tons of cabinet space including a floor-to-ceiling pantry. There's a convenient sliding patio door off of the dining area leading to the front patio, a perfect spot for summer BBQ's. The bright and open main floor is lined with brand-new rustic vinyl flooring, LED pot lights, new light fixtures and fresh paint and trim. The main floor includes a massive living room, 3 pc. main bath and three large bedrooms include a spacious primary with a fully updated 3 pc. ensuite with a stand-up shower. The open and unspoiled basement features a SEPARATE SIDE ENTRANCE. The fully-fenced backyard includes a MASSIVE 20x22' DOUBLE-DETACHED GARAGE with 9'4" ceiling. Close to schools, playgrounds, shopping and harbour pool.

Listing Presented By:



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