



## 22 CANYON Road Fort Saskatchewan AB

\$524,900

AMZAINING LOCATION backing onto greenspace of a park with your south facing back yard! This beautiful 4 bedroom fully finished bilevel has style and comfort throughout. The 2 bedrooms up include the primary suite where the soaring ceilings show off the spacious bedroom. You'll also enjoy a gorgeous ensuite complete with dual sinks in granite countertops and custom cabinetry plus walk in shower and a bright walk in closet too. The main floor has a functional kitchen with breakfast bar, lots of cupboard space, a coffee bar, corner pantry and all granite countertops throughout. The living room has soaring ceilings a gas fireplace, and south facing views out two windows. The dining room is spacious and also has views plus access to your sun soaked south facing 2 tiered deck, low maintenance landscaping and private gate to the park. The basement is fully finished with 2 bedrooms, family room, lots of storage & roughed in for a third bathroom. Main floor laundry, heated double garage and more!

Listing Presented By:



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