



## 25 SEDONA Place Fort Saskatchewan AB

\$569,900

This spacious 2400 sqft 2-storey home in Sedona offers 3+2 bedrooms, 3.5 bathrooms & backs to green space & trail. The top floor features 3 bedrooms, the primary bedroom hosts a 5-piece ensuite & walk-in closet, and a large bonus room with a study/office nook, main bathroom & laundry room complete the 2nd storey. The main floor includes a well-designed kitchen, walk-through pantry from the garage, large granite island/eating bar, and a spacious dining room as well as a living room with a gas fireplace, large foyer with built-in storage bench seating, powder room & den/flex room. The finished basement features a second family room, two additional bedrooms, storage & full bathroom. The garage is 24'x22', heated (natural gas), completely insulated. Outside, there is a two-tier sun deck with 2 n/gas hookups (for fire table & BBQ). The yard is fully landscaped, fenced, & includes a dog run & shed. Additional highlights: central a/c, granite counters & vanities, neutral throughout, cul de sac + more!

Listing Presented By:



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