



## Fort Saskatchewan Alberta

\$449,900

Welcome to 56 Durrand Bend backing onto scenic walking trails and just steps from Henderson Park. Enjoy a large private rear deck with privacy walls and no direct rear neighbours, perfect for relaxing or entertaining. The bright open concept main floor features 9' ceilings, central air conditioning, a stunning granite kitchen with oversized pantry, smart appliances, ample cabinetry and counter space, and a beautiful stone facing fireplace. The massive primary bedroom offers a spacious walk-in closet and a luxurious ensuite with double sinks. A convenient side entrance provides excellent potential for future basement suite development subject to municipal approval. Additional highlights include a double attached garage, Ring doorbell camera, and great curb appeal. Close to playgrounds, shopping, schools and quick commuter routes for easy everyday living. Ideal for families or buyers looking for space, comfort and long term potential. (id:6769)

Living room 4.7 m X 3.41 m

Dining room 3.39 m X 2.39 m

Kitchen 5 m X 2.39 m

Laundry room 2.58 m X 2.25 m

Primary Bedroom 5.42 m X 3.57 m

Bedroom 2 5.37 m X 2.81 m

Bedroom 3 4.62 m X 2.81 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty



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