



## Fort Saskatchewan Alberta

South Fort

**\$439,000**



Purchase from the award-winning builder, Mutti Homes! This pre-construction sale offers possession in January 2025. Enjoy a south-facing backyard in this stunning duplex with a side entrance, ideal for a future mother-in-law suite. The SOHO floor plan boasts 1,508 sq. ft. of living space, including a deep 23.5' attached double car garage. Located in Southfort Meadows, this 2-story half-duplex offers :The main floor/basement features 9-foot ceilings, modern kitchen cabinetry extending to the ceiling, and premium vinyl plank flooring. Upstairs, you'll find 3 spacious bedrooms, a bonus room, a laundry closet, and a full bathroom. The master bedroom includes a walk-in closet and a luxurious ensuite. Additional amenities include a community hall, ice rink, and nearby schools Southpointe Elementary, Jr. High, and St. Andre High School. Please note: Photos are representative of the show home. Please note: Photos are representative of the show home. The property is currently at the framing stage (oct 2024) (id:6769)

**Vic S. Mutti**

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