



## Fort Saskatchewan Alberta

Westpark\_FSAS

# \$525,000



Welcome to this beautifully upgraded home close to river valley trails in Fort Saskatchewan. The bright and open main floor features a dedicated dining space and a large versatile den - perfect for a home office or bedroom - while upstairs offers three comfortable bedrooms and convenient upper-floor laundry. Downstairs, a one-bedroom legal basement suite provides immediate income potential. Since purchasing, the sellers have added valuable upgrades including: some new appliances (induction stove and LG Studio dishwasher, upstairs washer and dryer), Culligan smart water softener, smart thermostat, and motion-sensor lighting. Enjoy warm summer evenings in the fully fenced backyard featuring a composite deck with aluminum railings and a charming gazebo. The exterior is complete with landscaping, a new concrete sidewalk to the side entrance, and app-controlled LED soffit lighting for a stunning modern touch. Turnkey and move-in ready! (id:6769)

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