



## Fort Saskatchewan Alberta

McNicol

**\$321,900**



Nestled on a quiet street in the McNicol area of Fort Saskatchewan, you'll discover your new home. This two-storey, three-bedroom duplex is conveniently located within walking distance of McLean Park and James Mowat School and just a short walk or drive to the Dow Centennial Centre. The main floor features a welcoming living room, a two-piece bathroom, an upgraded kitchen, and a spacious eating area. From here, you can access your private deck (18' x 16') and beautifully landscaped, fenced backyard. Upstairs, you'll find a four-piece bathroom and three bedrooms, with the primary bedroom large enough to accommodate a king-size bedroom suite. All bedrooms offer ample closet space, providing extra convenience. The basement is fully developed and features a recreation room equipped with a projection screen and projector, making it perfect for family gatherings. Additionally, the laundry and utility room offers extra storage space. This home boasts laminate flooring throughout and offers easy access to HWY 15 (id:6769)

**Irene Zucht**

RE/MAX Elite

Phone: (780) 918-7408

<http://www.zucht.ca/>



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada