



## Fort Saskatchewan Alberta

\$319,900

Welcome to this spacious townhouse with a unique layout and thoughtful updates throughout, plus no condo fees! Enjoy new vinyl plank flooring, a bright kitchen with newer white cabinetry, stainless steel appliances, and access to a private patio over the garage, complete with gas hookup for your BBQ. The dining area overlooks the living room with soaring floor-to-ceiling windows that flood the space with natural light. Upstairs you'll find a full bath and two bedrooms, including a generous primary suite with walk-in closet and full ensuite. Lower levels offer an additional space for possible bedroom, storage, or family area, a bathroom/laundry room, and direct access to the double attached garage. Bonus features include A/C, a side yard with storage shed, and plenty of living space for families or roommates. Ideally located down the street from schools and just minutes to shopping, trails, and more! (id:6769)

Family room 2.85 m X 5.4 m  
Laundry room 2.3 m X 2.86 m  
Living room 3.66 m X 3.78 m  
Dining room 2.87 m X 2.05 m

Kitchen 2.93 m X 3.77 m  
Primary Bedroom 4.05 m X 3.77 m  
Bedroom 2 3.64 m X 3.25 m

Listing Presented By:



Originally Listed by:  
Real Broker

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



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.