



## Fort Saskatchewan Alberta

\$374,900

Located in the desirable community of Westpark, this 3-bedroom half duplex offers a great combination of comfort, space, and location. Just steps from scenic river valley trails and close to all amenities, this home features a rare upstairs BONUS ROOM, perfect for a home office and/or second living space. The large primary bedroom includes a large walk-in closet, and the open-concept main floor is ideal for entertaining. New appliances (less than a year old) add to the modern appeal, and the single attached garage provides convenient parking and storage. The spacious backyard is perfect for kids or relaxing with family, and the BASEMENT IS FRAMED for future development with bathroom fixtures already purchased and much of the work done—a great head start on adding even more living space! This is a fantastic opportunity in a family-friendly, very desirable neighbourhood! (id:6769)

Living room 3.51 m X 4.9 m

Dining room 3.74 m X 2.55 m

Kitchen 2.31 m X 3.35 m

Primary Bedroom 5.18 m X 3.49 m

Bedroom 2 3.21 m X 2.72 m

Bedroom 3 4.02 m X 2.76 m

Bonus Room 4.61 m X 3.85 m

Listing Presented By:



Originally Listed by:  
Real Broker



Royal

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