



## Fort Saskatchewan Alberta

**\$499,900**

Designed for modern living, this beautiful duplex showcases a well-planned layout ideal for families or investors alike. Upon entry, the foyer offers a front closet and leads down the hall past a den and into a practical mudroom featuring built-in bench, hooks, a secondary closet, and access to the double attached garage. A conveniently located 3-piece bathroom sits just off the main living space. The open-concept kitchen is the centerpiece of the home, boasting abundant cabinetry and counter space, a center island, and a walk-in pantry, all overlooking the bright dining area and spacious living room filled with natural light. The upper level hosts three bedrooms, including a generous primary suite with a spa-like 5-piece ensuite, an additional 4-piece bathroom, a large bonus room perfect for relaxing or entertaining, and an oversized laundry room to complete the space. Close to many amenities including school and shopping centers! (id:6769)

Living room 3.89 m X 3.97 m

Dining room 3.04 m X 1.78 m

Kitchen 2.52 m X 4.57 m

Den 3.02 m X 2.83 m

Primary Bedroom 3.66 m X 4.46 m

Bedroom 2 2.78 m X 3.33 m

Bedroom 3 3.02 m X 3.73 m

Bonus Room 4.3 m X 3.14 m

Laundry room 2.62 m X 1.49 m

Listing Presented By:



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<http://www.timbakerrealty.com/>



**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100  
Fax:  
[sbuck56@gmail.com](mailto:sbuck56@gmail.com)