



## Fort Saskatchewan Alberta

\$445,000

**BANK OWNED OPPORTUNITY! SIDE-BY-SIDE DUPLEX with BOTH SIDES AVAILABLE**, offering a rare chance to purchase one or secure both. This **FUNCTIONAL, MODERN HOME** features a **SPACIOUS LAYOUT** designed for comfortable everyday living. The main floor showcases a **BRIGHT OPEN-CONCEPT LIVING SPACE** with a **CONTEMPORARY KITCHEN**, **GENEROUS DINING AREA**, **LIVING ROOM WITH BACKYARD ACCESS**, and a **MAIN FLOOR OFFICE**, ideal for working from home or flexible use. Upstairs offers **THREE BEDROOMS**, including a **WELL-APPOINTED PRIMARY SUITE** with a **WALK-IN CLOSET** and **4-PIECE ENSUITE**, while the additional bedrooms share another **FULL 4-PIECE BATHROOM**. A **LARGE BONUS ROOM** and convenient **UPPER-LEVEL LAUNDRY** add flexibility to the second floor. Located **CLOSE TO SCHOOLS, SHOPPING, AND EVERYDAY AMENITIES**, this property also **BACKS ONTO GREENSPACE** with a **WALKING TRAIL ALONGSIDE**, enhancing the neighbourhood setting. A **PRACTICAL FLOOR PLAN**, **DESIRABLE LOCATION**, and **MODERN DESIGN** make this property one to explore. (id:6769)

Living room 12'9 x 19'9

Dining room 9' x 10'1

Kitchen 8'4 x 15'11

Den 8'1 x 10'

Primary Bedroom 11'3 x 17'8

Bedroom 2 8'9 x 16'10

Bedroom 3 9' x 12'

Bonus Room 11'11 x 15'1

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



**Royal**

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