



## Fort Saskatchewan Alberta

\$470,000

Welcome to this beautifully maintained 4-bedroom, 2-bathroom bi-level home in the desirable River Pointe neighborhood. Step into a spacious entryway with ample storage and direct access to the garage. The main floor boasts a bright, open kitchen with plenty of cabinetry and a large island, flowing into the dining and living areas ideal for family gatherings or a cozy night in. Immaculate hardwood floors, 3 well-sized bedrooms and a 4-piece bath complete the main level. The bright, inviting basement offers a large living room with a gas fireplace, built-in surround sound, space for a home office or kids' play area, a generous laundry room with abundant storage, and a 4th bedroom for added flexibility. Outside, enjoy a private backyard oasis with no rear neighbours, featuring a large deck, a secluded fire pit area, and a charming she-shed for 3-season enjoyment. This home is just steps from scenic river valley trails, parks, schools, shopping, and all the conveniences Fort Saskatchewan has to offer. (id:6769)

Family room 7.18 m X 3.91 m

Laundry room 3.49 m X 2.22 m

Bedroom 4 4.19 m X 3.21 m

Living room 3.5 m X 4.43 m

Dining room 2.19 m X 3.89 m

Kitchen 2.45 m X 3.89 m

Primary Bedroom 4.03 m X 3.59 m

Bedroom 2 2.78 m X 2.99 m

Bedroom 3 2.72 m X 2.91 m

Listing Presented By:



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