



## Fort Saskatchewan Alberta

\$449,999

IMMEDIATE POSSESSION! 5 Things to Love About This Alquinn Home: 1) Bright & Open Main Floor - Enjoy seamless flow between the living, dining, and kitchen areas with an electric fireplace for cozy evenings. 2) Chef-Inspired Kitchen - Featuring a breakfast bar, ample cabinetry, and thoughtful storage solutions that make daily living effortless. 3) Smart Layout - Mudroom at the back entry, main floor powder room, and upper-level laundry for everyday convenience. 4) Room for Everyone - Over 1400 sqft with 3 bedrooms one of which is a spacious primary with walk-in closet and private 4pc ensuite. 5) Ideal Location & Extras - Back lane access, separate side entrance, and steps to parks, playgrounds, schools, and amenities. Alquinn Homes is currently offering a limited-time promotional package. For the buyer a \$5,000 Costco gift card--perfect for holiday shopping, groceries, or year-end needs plus FREE Air Conditioning, providing year-round comfort. Some Conditions Apply. \*Photos are representative\* (id:6769)

Living room 3.32 m X 4.46 m

Dining room 3.02 m X 2.77 m

Kitchen 3.48 m X 3.46 m

Primary Bedroom 3.19 m X 4.05 m

Bedroom 2 2.98 m X 3.16 m

Bedroom 3 2.66 m X 3.38 m

Laundry room 1.13 m X 0.99 m

Listing Presented By:



Originally Listed by:  
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**ROYAL LEPAGE**  
Locations West Realty

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