



## Fort Saskatchewan Alberta

\$574,900

INCREDIBLE LOT AND LOCATION! This fully finished 4 bedroom 4 bathroom home has plenty to love AND GET THIS, on the 8,650 sqft lot! On the corner of a very quiet cul de sac, JUST STEPS AWAY FROM THE RIVER VALLEY PATHWAYS your next home has an update main floor that includes kitchen with new cabinets and countertops, a large island and walk in pantry with custom shelves. The living room has new vinyl plank flooring and bay windows to the covered front porch, & the family room has a cozy fireplace and windows opening to your epic fully fenced back yard! Main floor laundry room then upstairs is 3 spacious bedrooms, 2 bathrooms including a primary ensuite with soaker tub and separate shower. TWO staircases take you to your fully finished basement with a 4th bedroom, a spacious den & large rec room, a storage room & under the stairs storage too. Outside is a newer concrete patio & wide open spaces for your firepit PLUS HUGE side yards for family play or your own RV OR BOTH! GREAT LOCATION in Westpark, MUST SEE! (id:6769)

Den 3.73 m X 3.02 m

Bedroom 4 3.58 m X 3.12 m

Bonus Room 5.09 m X 5.88 m

Storage 2.43 m X 3.14 m

Living room 3.54 m X 3.35 m

Dining room 3.65 m X 2.62 m

Kitchen 4.05 m X 3.05 m

Family room 5.56 m X 3.85 m

Primary Bedroom 4.64 m X 4.14 m

Bedroom 2 4.12 m X 2.62 m

Bedroom 3 2.88 m X 3.32 m

Listing Presented By:



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Royal LePage Noralta Real Estate

<http://brentkellington.com/>



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