



## Fort Saskatchewan Alberta

\$419,000

flower beds front and back yard and garden area, the bus stop is around the corner and the street is plowed in the winter. no homes across the street, lots of on street parking available. kids park 2 blocks away (walking distance), boat launch for the North Saskatchewan river close by with a trout pond fishing. bike trails, off lease dog park (fenced) also ski trails in winter. Natural Gas Barbecue and Garden Shed Included. Furnace and ducting cleaned on 31, July 2024. A garage door opener installed the 22, Aug. 2024 by OVERHEAD DOOR. New commercial 65 gal. gas hot water tank (8 year warranty) new owner to sign warranty, new microwave with 4 year transferable warranty. (id:6769)

Office 2.63 m X 1.87 m

Recreation room 2.72 m X 4.69 m

Utility room 2.67 m X 2.81 m

Laundry room Measurements not available x 1.2 m

Living room 3.1 m X 4.96 m

Dining room 3.77 m X 2.45 m

Kitchen 2.74 m X 3.47 m

Den 3.8 m X 3.74 m

Primary Bedroom 3.8 m X 4.68 m

Bedroom 2 3.22 m X 4.97 m

Bedroom 3 2.77 m X 4.63 m

Listing Presented By:



Originally Listed by:  
Bode



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