



## Fort Saskatchewan Alberta

\$459,000

Located in the highly desirable Westpark neighbourhood, this beautifully maintained home offers a bright and inviting open concept main floor with a spacious living area and a modern kitchen featuring a center island and a butler style pantry. The second level includes three generous bedrooms, highlighted by a primary suite with its own ensuite, a full family bathroom, a versatile upper level loft or flex space ideal for a home office or reading nook, and the convenience of second floor laundry. A two piece powder room completes the main floor. The fully developed basement extends your living space with a fourth bedroom, a full bathroom, and ample storage. Additional highlights include central air conditioning, a double attached garage, and a double driveway offering plenty of parking. Ideally located within walking distance to the Interpretive Forest, spray park and various bike paths. This home combines comfort, functionality, and an exceptional family friendly location. (id:6769)

**Bedroom 4** Measurements not available x 13.6 m      **Mud room** 4.6' x 7.4'

**Recreation room** 22' x 12'      **Primary Bedroom** 15' x 12'

**Utility room** Measurements not available x 13.2 m      **Bedroom 2** Measurements not available x 10 m

**Living room** Measurements not available x 13.6 m      **Bedroom 3** 10.8 m X 10.4 m

**Dining room** Measurements not available x 5.5 m      **Laundry room** Measurements not available x 6.1 m

**Kitchen** Measurements not available x 16 m

Listing Presented By:



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