



## Fort Saskatchewan Alberta

\$439,500

Location ! Location ! Location ! This HOME is located within blocks of Three Schools - Parks and Public Transit. Ideal HOME and Neighborhood for any family looking to move into a property that beams with pride of ownership. This Bi-Level has two entrances to both the upper floor and the lower fully developed basement. Main floor includes large front living room with newer Bay window and open to the Dining area. Kitchen has been modernized with movable Island and Quartz countertops. Three Bedrooms on the main floor with the Primary Bedroom offering a 2 piece ensuite. All three bedrooms have Laminate flooring. Lower level is fully developed with 4th Bedroom and 3rd Bathroom . Large Recreation room with oversized newer windows. Laundry room is located of back entry off the basement. Plenty of storage in this home. 24x26 Heated garage - fully fenced back yard with garden plot. Upgrades to home : Shingles on home '17 : shingles on garage '13, HWT 2024: 2 Stage Mid Eff Furnace: Vinyl Windows up and down. (id:6769)

Family room 7.93 m X 5.33 m

Bedroom 4 5.24 m X 3.89 m

Laundry room 2.75 m X 2.2 m

Living room 5.23 m X 4.31 m

Dining room 4.17 m X 2.67 m

Kitchen 4.04 m X 4.01 m

Primary Bedroom 4.05 m X 3.4 m

Bedroom 2 3.75 m X 2.58 m

Bedroom 3 3.75 m X 2.78 m

Listing Presented By:



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Royal LePage Noralta Real Estate

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