



## Fort Saskatchewan Alberta

\$464,900

This is it! Fabulous family home on quiet tree-lined street in beautiful Old Fort. Renovated from tip to toe, you'll appreciate the quality features and clean, classic lines. 1700+ sq ft 3 bd, 2 bath split level with double attached garage, new shingles, windows, exterior doors, flooring, paint, fixtures and appliances, insulation, window coverings, furnace, and hot water tank. This home lives large and well with bright, open-concept main living areas combined with spacious bedrooms and closets, renovated kitchen and bathrooms, den with fireplace and patio doors, large laundry room, loads of storage, and finished basement. Step outside to enjoy the fully fenced and relandscaped yard, perennials, roomy deck, and large shed. You, and your guests, will love the abundant parking. This friendly neighborhood borders the river valley trail system; nature, playgrounds, parks, and sports fields are just a few minutes' walk away. Downtown amenities and services plus several schools are also within walking distance. (id:6769)

Laundry room 2.81 m X 2.89 m

Family room 3.79 m X 4.84 m

Living room 5.12 m X 4.18 m

Dining room 2.73 m X 2.87 m

Kitchen 3.47 m X 3.14 m

Primary Bedroom 3.79 m X 5.15 m

Bedroom 2 2.87 m X 4.24 m

Bedroom 3 2.9 m X 5.23 m

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.darylappleton.ca/>



**Royal**

**Le Page Noralta Spruce Grove**

#230, 70 Mcleod Ave , Spruce Grove, AB,

Phone: 780-920-0550

Fax:

tyson@royalpage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.