



## Fort Saskatchewan Alberta

\$329,900

Nestled in the desirable Westwood Trails subdivision, this 1,246 sq. ft. 2-story home offers comfort, functionality, and convenience. Featuring 2 spacious bedrooms, a single attached garage, and new shingles, this property is perfect for modern living. The main floor welcomes you with a bright living room overlooking the kitchen, complete with a corner pantry, island sink with breakfast bar, and a dining area that opens onto a spacious two-tiered deck and generous backyard—a convenient 2PC bath, laundry area, and direct garage access complete this level. Upstairs, you'll find a 4PC main bathroom and two well-sized bedrooms. The primary suite stands out with its own 4PC ensuite and walk-in closet. Finished basement expands your living space with a large recreation room, an additional 2PC bath, a utility, and storage areas. Added perks include an extended driveway for extra parking and are within walking distance to the Dow Centennial Centre, Pryce Alderson Park, the spray park, and walking/biking trails (id:6769)

Recreation room 4.57 m X 3.78 m

Living room 4.23 m X 3.54 m

Dining room 2.89 m X 2.74 m

Kitchen 3.41 m X 2.98 m

Primary Bedroom 4.41 m X 3.35 m

Bedroom 2 6.4 m X 3.5 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

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



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