



## Fort Saskatchewan Alberta

\$479,900

Luxury living starts here! Step inside to find LUXURY VINYL PLANK flooring flowing throughout the main floor with UPGRADED PLUSH CARPET upstairs. The heart of the home features an ELECTRIC FIREPLACE, perfect for relaxing evenings with family and friends. 9' CEILINGS W/ 8' DOORS throughout the entire home! The kitchen is a chef's delight w/UPGRADED CABINETRY w/FULL BACKSPLASH, BUILT-IN WALL OVEN, complete with an EXTENDED WALKTHROUGH BUTLER'S PANTRY with MDF SHELIVING providing storage and easy access. Upstairs, you'll find 3 bedrooms and 2.5 bathrooms as well as a BONUS ROOM! LARGE PRIMARY SUITE WITH WIC! Entertaining is a breeze with the PRIVATE DECK extending your living space outdoors w/PRIVACY GLASS. The double attached garage offers secure parking plus storage, and the oversized driveway provides extra parking for guests or toys. SEPARATE ENTRANCE FOR FUTURE SUITE! ALL APPLIANCES AND WINDOW COVERINGS INCLUDED! (id:6769)

Living room 3.48 m X 4.58 m

Dining room 3.3 m X 2.61 m

Kitchen 3.67 m X 4.03 m

Primary Bedroom 3.93 m X 3.97 m

Bedroom 2 3.03 m X 3.56 m

Bedroom 3 3.65 m X 3.57 m

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

<http://forsale.yeg.com/>



**Royal  
Le Page Noralta Spruce Grove**

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

Phone: 780-920-0550  
Fax:  
[tyson@royalpage.ca](mailto: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.