



## Fort Saskatchewan Alberta

\$362,500

Welcome to this great half duplex in the desirable community of Westpark! Step inside to a freshly painted, open-concept main floor that's bright and inviting--perfect for entertaining with a spacious kitchen island and newer appliances. Upstairs offers three generously sized bedrooms, including a primary retreat with its own ensuite and his & hers closets. Enjoy the comfort of central A/C, a fully finished basement offering additional living space, and a great-sized backyard ideal for relaxing or hosting friends. Located just minutes from groceries, restaurants, scenic walking paths, and with quick access to Highway 21, this home offers the perfect blend of convenience and comfort. Whether you're starting out, downsizing, or investing, this property checks all the boxes! (id:6769)

Family room 5.28 m X 5.47 m

Living room 4.77 m X 2.99 m

Dining room 2.84 m X 2.98 m

Kitchen 3.26 m X 2.89 m

Primary Bedroom 4.77 m X 3.38 m

Bedroom 2 4.86 m X 2.84 m

Bedroom 3 4.85 m X 2.86 m

Listing Presented By:



Originally Listed by:  
Real Broker



**Royal**

**Le Page Noralta Spruce Grove**

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

Phone: 780-920-0550

Fax:

tyson@royallepage.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.