



## Fort Saskatchewan Alberta

\$569,900

This spacious 2400 sqft 2-storey home in Sedona offers 3+2 bedrooms, 3.5 bathrooms & backs to green space & trail. The top floor features 3 bedrooms, the primary bedroom hosts a 5-piece ensuite & walk-in closet, and a large bonus room with a study/office nook, main bathroom & laundry room complete the 2nd storey. The main floor includes a well-designed kitchen, walk-through pantry from the garage, large granite island/eating bar, and a spacious dining room as well as a living room with a gas fireplace, large foyer with built-in storage bench seating, powder room & den/flex room. The finished basement features a second family room, two additional bedrooms, storage & full bathroom. The garage is 24'x22', heated (natural gas), completely insulated. Outside, there is a two-tier sun deck with 2 n/gas hookups (for fire table & BBQ). The yard is fully landscaped, fenced, & includes a dog run & shed. Additional highlights: central a/c, granite counters & vanities, neutral throughout, cul de sac + more! (id:6769)

Family room 3.83 m X 6.46 m

Bedroom 4 3.26 m X 2.97 m

Bedroom 5 3.24 m X 3.74 m

Storage 2.41 m X 1.67 m

Utility room 3.7 m X 3.9 m

Living room 4.27 m X 4.59 m

Dining room 3.35 m X 3.18 m

Kitchen 3.95 m X 3.99 m

Den 3.51 m X 3.05 m

Mud room 2.76 m X 4 m

Primary Bedroom 4.24 m X 4.63 m

Bedroom 2 2.91 m X 4.8 m

Bedroom 3 2.77 m X 3.97 m

Bonus Room 3.72 m X 4.3 m

Laundry room 2.14 m X 2.8 m

Office 3.23 m X 1.5 m

Listing Presented By:



Originally Listed by:  
NOW Real Estate Group

<http://www.jodieallen.com/>



CREA

DDF

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

Phone: 780-920-0550  
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.