



## Fort Saskatchewan Alberta

\$375,000

Don't let this opportunity pass you by! This 1,424 SqFt 2-Storey Half-Duplex can be yours - whether you are a 1st time home buyer; young family or investor. 3 Bedrooms; 2.5 Bathrooms & a Single-Attached Garage. Located on a quiet street & steps from parks; a dog park & River Valley walking trails - it doesn't get any better than this. The Main Floor boasts Hardwood flooring throughout the spacious Living Room (featuring a Gas Fireplace) & in the functional Kitchen that showcases plenty of cabinets & countertops; a large Eat-up Island; Stainless-Steel Fridge/Stove & a corner pantry. A 1/2 Bath completes this floor. The Upper floor has 3 Bedrooms including a large Primary Bedroom having a full Ensuite with a 5' Shower. Take advantage of the Summer sun with this Southwest facing backyard that has a deck, shed & is fully fenced/landscaped. High-Efficient Furnace & Newer Hot Water Tank. Close to all amenities such as shopping, restaurants & schools in this thriving community of Westpark. Don't hesitate! (id:6769)

Living room 5.75 m X 2.89 m

Dining room 2.87 m X 2.53 m

Kitchen 4.37 m X 2.87 m

Primary Bedroom 3.94 m X 5.37 m

Bedroom 2 2.69 m X 4.44 m

Bedroom 3 3.02 m X 3.33 m

Listing Presented By:



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The Agency North Central Alberta

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



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