



## Fort Saskatchewan Alberta

\$445,000

**BANK OWNED OPPORTUNITY! SIDE-BY-SIDE DUPLEX** with BOTH SIDES AVAILABLE, offering a rare chance to purchase one or secure both. This **WELL-DESIGNED DUPLEX** offers a **FUNCTIONAL LAYOUT** with **MODERN STYLE** and comfortable living space. The main floor features a **BRIGHT, OPEN-CONCEPT DESIGN** with a **CONTEMPORARY KITCHEN**, **GENEROUS DINING AREA**, and **LIVING ROOM WITH BACKYARD ACCESS** ideal for everyday living and entertaining. Upstairs, you'll find **THREE WELL-SIZED BEDROOMS**, including a **SPACIOUS PRIMARY SUITE** complete with a **WALK-IN CLOSET** and **4-PIECE ENSUITE**. The additional bedrooms share another **FULL 4-PIECE BATHROOM**. A **LARGE BONUS ROOM** and convenient **UPPER-LEVEL LAUNDRY SPACE** add flexibility and function to the upper floor. Located **CLOSE TO SCHOOLS, SHOPPING, AND EVERYDAY AMENITIES**, this property also **BACKS ONTO GREENSPACE** with a **WALKING TRAIL ALONGSIDE**, adding extra outdoor appeal in a well-situated neighbourhood. A **PRACTICAL FLOOR PLAN**, **DESIRABLE LOCATION**, and **MODERN LAYOUT** make this property one to explore. (id:6769)

Living room 11'2 x 18'2

Dining room 9'11 x 8'3

Kitchen 12'6 x 17'6

Primary Bedroom 12'6 x 15'6

Bedroom 2 9' x 12'8

Bedroom 3 8'10 x 15'8

Bonus Room 13'4 x 14'10

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
MaxWell Polaris

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



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