



## 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:



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MaxWell Polaris

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



Royal

**Le Page Noralta Spruce Grove**

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

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