



**1594 SQ. FT • 3 Bedroom Each Unit
DOUBLE ATTACHED CAR GARAGE**

- ▶ 22' Pocket Duplex
- ▶ Legal Basement Suite (optional)
- ▶ (1 or 2 bedroom options available)

Fort Saskatchewan Alberta

\$455,000

Only brand new duplex in the market that backs onto greenspace! Side Entrance for future mother-in law suite. The River Valley II Floor plan comes with attached Double Garage, 1600 sq. ft., side entrance, DEN , Bonus Room and more! This 2 storey half duplex is located in Windsor Point with great access to the dog park, parks and playgrounds at walking distance. Features: big double attached garage, fireplace, upgraded finishing, high end vinyl plank floors. Main floor features 9ft ceilings, DEN, modern kitchen cabinets right to the ceiling. Upstairs you'll find 3 large bedrooms, BONUS ROOM, 2nd floor full laundry room and a Full bathroom, master bedroom has walk in closet and full ensuite bathroom. Pictures of show home are a representation of potential finishing and upgrades available, homes may vary to clients needs and budget. Pre-sale only: Possession mid January, Includes \$3500 builder appliances credit. (id:6769)

Living room Measurements not available

Dining room Measurements not available

Kitchen Measurements not available

Den Measurements not available

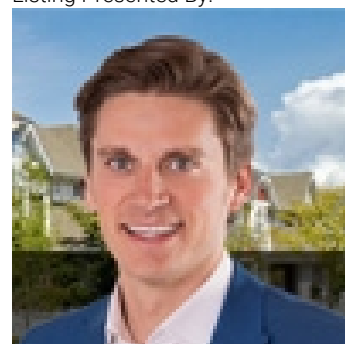
Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:
MaxWell Polaris

<http://www.muttirealestate.ca/>



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.