



## Fort Saskatchewan Alberta

\$460,000

Welcome to this move-in ready half duplex offering 3+1 bedrooms and 3.5 bathrooms, perfect for families or those needing extra space. This well-maintained home features central air conditioning with a new A/C unit, new stainless steel appliances, fresh paint throughout, and the convenience of main floor laundry, creating a modern and functional living space. The fully finished basement includes an additional bedroom and bathroom and could easily be converted into a nanny or in-law suite, providing excellent flexibility for extended family or guests. Enjoy added convenience with a double detached garage and a built-in speaker system for enhanced entertainment throughout the home. Ideally located close to parks, schools, and shopping, this home combines comfort, functionality, and a fantastic location. (id:6769)

Family room 3.33 m X 2.75 m

Bedroom 4 4.31 m X 3.77 m

Living room 5.51 m X 3.76 m

Kitchen 3.26 m X 2.89 m

Breakfast 3.21 m X 2.58 m

Laundry room 1.69 m X 1.55 m

Primary Bedroom 3.95 m X 3.32 m

Bedroom 2 3.54 m X 2.66 m

Bedroom 3 2.91 m X 2.8 m

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://jenlucas.royalpage.ca/>



**Royal  
Le Page Noralta Spruce Grove**

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

Phone: 780-920-0550  
Fax:  
tyson@royalpage.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.