

## \$517,500 - 25 Cranberry Bend, Fort Saskatchewan

MLS® #E4425004

**\$517,500**

3 Bedroom, 2.50 Bathroom, 1,787 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This beautiful 3-bedroom, 2.5-bathroom two-story home offers the perfect blend of comfort and style. Step inside to an airy, open floor plan where the living, dining, and kitchen spaces flow seamlessly together—ideal for entertaining or cozy nights in. Large windows bathe the main level in natural light, highlighting the inviting living area, modern kitchen with ample cabinetry, and a charming breakfast nook. A convenient half bath completes this level. Upstairs, the primary suite is a true retreat, featuring a private en-suite and walk-in closet. Two additional spacious bedrooms share a full bath, making this home perfect for families or guests. Outside, the private backyard is ready for BBQs, gardening, or quiet relaxation. Don't miss this warm and welcoming home—it's move-in ready and waiting for you!

Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4425004  |
| Price      | \$517,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,787                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 25 Cranberry Bend |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0H2           |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking   | Double Garage Attached, Front Drive Access                                                          |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Stories           | 2                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Unfinished                                                                                                                              |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                       |
| Exterior Features | Environmental Reserve, Fenced, Low Maintenance Landscape, Picnic Area, Playground Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Brick, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 41               |
| Zoning         | Zone 62          |



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Listing information last updated on April 20th, 2025 at 12:47am MDT