

## \$530,000 - 94 Elm Street, Fort Saskatchewan

MLS® #E4422055

**\$530,000**

3 Bedroom, 2.50 Bathroom, 1,514 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

For more information, please click on "View Listing on Realtor Website". Enjoy the best unobstructed view to Forest Ridge Park green space. Unique exterior design projects curb appeal separating this duplex from the cookie cutter designs of most duplex units. Larger windows gives these duplexes a fantastic view. Two car insulated garage. Unfinished basement. 90 degree rear door walk out to the finished raised deck. Walk out deck that boasts afternoon sunshine to sunset. Fully landscaped front and rear yards. Fully fenced back yard with access to the Park with a children playground. Larger stone paved patio in the back yard. The back yard gate allows access to public green space to enjoy activities that may require a larger amount of space. Beautifully maintained green grass to enjoy! Great to play football, soccer, lawn hockey, horseshoes, croquet, etc.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4422055  |
| Price      | \$530,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,514         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 94 Elm Street     |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0X8           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Hot Water Instant, Hot Water Natural Gas, Hot Water Tankless, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Smart/Program. Thermostat, Television Connection, Walk-up Basement |
| Parking Spaces | 4   |
| Parking        | 2 Outdoor Stalls, Double Garage Attached, Front Drive Access, Insulated   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Water Softener, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Heatilator/Fan, Remote Control, Wall Mount   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Landscape, No Back Lane Nearby, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |



**School Information**

|        |      |
|--------|------|
| Middle | 2 km |
| High   | 2 km |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 60                  |
| Zoning         | Zone 62             |

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Listing information last updated on April 20th, 2025 at 3:47pm MDT