

Courtesy Of Timothy S Baker Of RE/MAX Edge Realty

## \$510,000 - 54 Eden Link, Fort Saskatchewan

MLS® #E4405721

**\$510,000**

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This home will begin construction once the builder has a written offer. Welcome Home! This beautiful 3 bedroom, 3 bathroom single family home boasts 1559 Square feet and features a triple detached garage. As you walk in the front door, to your right you will find a very inviting living room with a cozy electric fire place insert mounted on the far wall. Adjacent to the living room are the dining room and kitchen with a nicely sized buffet counter, perfect for entertaining guests and family food preparation. Upstairs you will find 3 nicely sized bedrooms, with the primary bedroom complimented with a 4 pc ensuite! With the laundry room located on the same floor as all 3 bedrooms, even more convenience for all 3 occupants of those rooms. Conveniently located close to shopping centers and schools, this community is a perfect fit to raise a family! Pictures from another home. The builder could add a legal basement suite.

Built in 2024

### Essential Information

MLS® #	E4405721
Price	\$510,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,559
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	54 Eden Link
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z2

### **Amenities**

Amenities	Ceiling 9 ft., Detectors Smoke
Parking Spaces	3
Parking	Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	Southpoint Elementary
Middle	Rudolph Hennig Jr High
High	Fort Saskatchewan High

## Additional Information

Date Listed	September 9th, 2024
Days on Market	215
Zoning	Zone 62

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