

## \$490,000 - 122 Boxwood Bend, Fort Saskatchewan

MLS® #E4437829

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,836 sqft

Single Family on 0.00 Acres

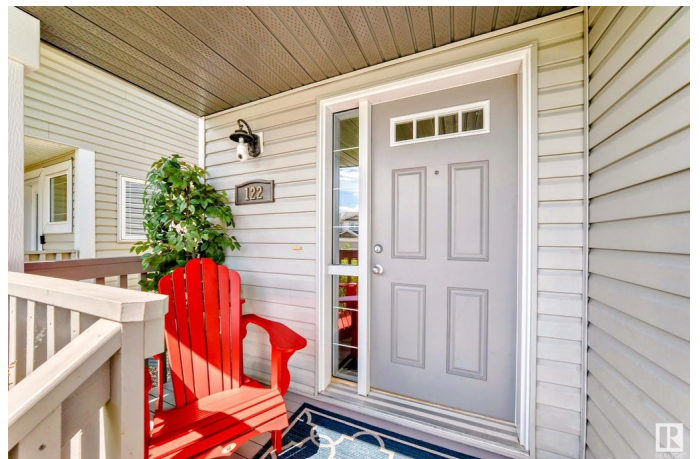
Westpark\_FSAS, Fort Saskatchewan, AB

Fully loaded & move-in ready—this Westpark beauty has it all! 3 beds + 2.5 baths. Stay cool w/ central A/C & enjoy peace of mind w/ 2023 roof, newer SS appls, 2024 HWT, HEATED GARAGE WITH 240 V electrical service. With 1836 sq ft, there's space for the whole family. Main flr features hardwood, newer luxury plank flooring up stairs, cozy gas FP, spacious eat-in kitchen w/ pantry, SS appls & plenty of storage. Handy main flr laundry + 2pc bath. Upstairs boasts a vaulted bonus rm flooded w/ natural light, a spacious primary suite w/ 2 closets & luxe 5pc ensuite w/ jetted tub & sep shower, plus 2 more bdrms & a 4pc bath. Partially finished bsmt w/ laminate rec rm & framed bath/storage. Fenced yard w/ deck, shed & room to play. Family-friendly area near parks, amenities, shopping, schools & trails—only 25 mins to Edmonton.

Built in 2007

### Essential Information

MLS® #	E4437829
Price	\$490,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,836



Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	122 Boxwood Bend
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0B7

### Amenities

Amenities	Air Conditioner, Deck, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            May 22nd, 2025  
Days on Market      10  
Zoning                Zone 62

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