

## \$349,900 - 20 Rocque Drive, Fort Saskatchewan

MLS® #E4442357

**\$349,900**

4 Bedroom, 2.00 Bathroom, 864 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Charming bungalow in the heart of Old Fort Saskatchewan! This well-maintained home has numerous updates, including shingles on the house & garage (2019), attic insulation (2019), Hunter Douglas blinds (2019), wood step built (2019), and the soffits & eaves (2019). Enjoy peace of mind with a newer sump pump (2020), furnace & hot water tank were replaced in 2020, and windows were updated between 2011-2016. Spacious living room and dining room. Two bedrooms and a 4 piece bathroom are on the main floor. Fully finished basement has a large recreation room, two more additional bedrooms and a 3 piece bathroom. The oversized 27x23 detached garage features a 100 amp panelâ€”great for hobbies or extra storage. The huge driveway is perfect for RV parking or lots of parking for additional vehicles! Outside, the yard is perfect for entertaining, and the front yard offers an abundance of green space to enjoy. A fantastic opportunity in a mature neighborhood!

Built in 1955

### Essential Information

MLS® # E4442357

Price \$349,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	20 Rocque Drive
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2N3

### **Amenities**

Amenities	Vinyl Windows
Parking Spaces	5
Parking	Double Garage Detached

### **Interior**

Appliances	Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 13th, 2025

Days on Market                3

Zoning                            Zone 62

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