

## **\$375,000 - 29 Caragana Way, Fort Saskatchewan**

MLS® #E4442614

**\$375,000**

3 Bedroom, 2.50 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Don't let this opportunity pass you by! This 1,424 SqFt 2-Storey Half-Duplex can be yours - whether you are a 1st time home buyer; young family or investor. 3 Bedrooms; 2.5 Bathrooms & a Single-Attached Garage. Located on a quiet street & steps from parks; a dog park & River Valley walking trails - it doesn't get any better than this. The Main Floor boasts Hardwood flooring throughout the spacious Living Room (featuring a Gas Fireplace) & in the functional Kitchen that showcases plenty of cabinets & countertops; a large Eat-up Island; Stainless-Steel Fridge/Stove & a corner pantry. A 1/2 Bath completes this floor. The Upper floor has 3 Bedrooms including a large Primary Bedroom having a full Ensuite with a 5' Shower. Take advantage of the Summer sun with this Southwest facing backyard that has a deck, shed & is fully fenced/landscaped. High-Efficient Furnace & Newer Hot Water Tank. Close to all amenities such as shopping, restaurants & schools in this thriving community of Westpark. Don't hesitate!

Built in 2010

### **Essential Information**

MLS® # E4442614

Price \$375,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,424
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	29 Caragana Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T6L 0H8

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Public Transportation, Shopping

	Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	1
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 6:02am MDT