

## \$464,900 - 3 Alderson Close, Fort Saskatchewan

MLS® #E4446967

**\$464,900**

5 Bedroom, 3.00 Bathroom, 1,412 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This 2004 Ascot-built 5 bedroom bi-level is sure to impress inside and out. Featuring 3 bedrooms up including a spacious over-the-garage primary retreat with ensuite spa and 2 additional bedrooms on the main level. The island kitchen with upgraded appliances, dining area, cozy 3-way fireplace and living room all combine in a great room concept that offers maximum living and entertaining versatility. The 2 oversized bedrooms downstairs and large family room are ideal for teenagers to feel independent in their own self-contained space. The dining area patio doors lead to a raised deck for summer BBQs and relaxing. A private good sized yard backs a walking trail and is just steps from Pryce Alderson Spray Park. Newer shingles and a fully finished double attached garage with 220 wiring complete this wonderful family home.

Built in 2004

### Essential Information

MLS® #	E4446967
Price	\$464,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,412



Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3 Alderson Close
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4M9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 10th, 2025

Days on Market 1

Zoning Zone 62

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