# \$495,000 - 94 Elm Street, Fort Saskatchewan

MLS® #E4422055

### \$495,000

3 Bedroom, 2.50 Bathroom, 1,514 sqft Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

For more information, please click on "View Listing on Realtor Website". Enjoy the best unobstructed view to Forest Ridge Park green space. Unique exterior design projects curb appeal separating this duplex from the cookie cutter designs of most duplex units. Larger windows gives these duplexes a fantastic view. Two car insulated garage. Unfinished basement. 90 degree rear door walk out to the finished raised deck. Walk out deck that boasts afternoon sunshine to sunset. Fully landscaped front and rear yards. Fully fenced back yard with access to the Park with a children playground. Larger stone paved patio in the back yard. The back yard gate allows access to public green space to enjoy activities that may require a larger amount of space. Beautifully maintained green grass to enjoy! Great to play football, soccer, lawn hockey, horseshoes, croquet, etc.





Built in 2022

# **Essential Information**

MLS® # E4422055
Price \$495,000
Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,514 Acres 0.00 Year Built 2022

Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

# **Community Information**

Address 94 Elm Street

Area Fort Saskatchewan

Subdivision Westpark\_FSAS

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0X8

#### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Hot Water

Instant, Hot Water Natural Gas, Hot Water Tankless, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Smart/Program. Thermostat,

Television Connection, Walk-up Basement

Parking Spaces 4

Parking 2 Outdoor Stalls, Double Garage Attached, Front Drive Access,

Insulated

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dishwasher - Energy

Star, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Microwave Hood Fan, Oven-Microwave, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Water

Softener, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Heatilator/Fan, Remote Control, Wall Mount

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Backs Onto Park/Trees,

Landscape, No Back Lane

Nearby, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **School Information**

Middle 2 km High 2 km

# **Additional Information**

Date Listed February 19th, 2025

Days on Market 258

Zoning Zone 62



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Listing information last updated on November 4th, 2025 at 1:17am MST