

## \$650,000 - 22 Cranberry Bend, Fort Saskatchewan

MLS® #E4446716

**\$650,000**

4 Bedroom, 3.50 Bathroom, 2,299 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to Westpark, where homes like this don't sit long because they're awesome. With approx 2300 sq ft BACKING GREEN SPACE, this one's got space for everything and everyone. Need a spot to work? There's a main floor den. Need a break from working? Head to the massive kitchen with a granite island big enough to host a cooking show. You like big couches? Great, because the living room is massive. Upstairs, you'll find 3 bedrooms, a theatre-style bonus room (yes, with projector & screen), plus a laundry room that saves your back. The primary suite? Huge walk-in closet, soaker tub, spa vibes. The WALKOUT BASEMENT has a wet bar, bedroom, and spacious living room that opens to greenspace—no nosy neighbours staring into your soul. Did we mention the fireplace? The pantry? The projector, double attached garage, hunter douglas blinds, CENTRAL AC?! This home is the total package and doesn't come around often. Stop thinking and start acting!

Built in 2011

### Essential Information

MLS® # E4446716

Price \$650,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,299
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	22 Cranberry Bend
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0H2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Walkout Basement, Wet Bar, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	4
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 July 13th, 2025 at 3:32pm MDT