

\$779,000 - 12 Cedar Point, Fort Saskatchewan

MLS® #E4438563

\$779,000

4 Bedroom, 3.00 Bathroom, 1,745 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

A rare opportunity! This custom built walk-out bungalow on a .24 acre lot backing onto the Interpretive Forest is sure to impress. On the main level you will find a floor-to-ceiling stone gas fireplace surrounded by large windows allowing plenty of natural light, a chefs dream kitchen with a large island, granite countertops, soft close cabinetry, a walk through pantry, and a gas stove! Surrounded by windows, the primary suite is a private retreat with dual sinks, and a custom 6 head shower. A curved staircase leads you to the fully finished basement complete with in-floor heating, a large built in wet bar featuring a fridge and a dishwasher, as well as a large built in motorized projector screen, perfect for entertaining, movie nights, or the big game. The lower level also features two spacious bedrooms, a 4-pce bathroom, and a massive storage room. Outside you will find a tastefully landscaped yard, a stamped concrete patio with a large custom pergola, as well as an area roughed in for a hot tub.

Built in 2010

Essential Information

MLS® # E4438563

Price \$779,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,745
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12 Cedar Point
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0H2

Amenities

Amenities	Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Projector
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fenced, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed May 26th, 2025

Days on Market 4

Zoning Zone 62

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