

## \$510,000 - 54 Eden Link, Fort Saskatchewan

MLS® #E4405721

**\$510,000**

3 Bedroom, 2.50 Bathroom, 1,559 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

This home will begin construction once the builder has a written offer. Welcome Home! This beautiful 3 bedroom, 3 bathroom single family home boasts 1559 Square feet and features a triple detached garage. As you walk in the front door, to your right you will find a very inviting living room with a cozy electric fire place insert mounted on the far wall. Adjacent to the living room are the dining room and kitchen with a nicely sized buffet counter, perfect for entertaining guests and family food preparation. Upstairs you will find 3 nicely sized bedrooms, with the primary bedroom complimented with a 4 pc ensuite! With the laundry room located on the same floor as all 3 bedrooms, even more convenience for all 3 occupants of those rooms. Conveniently located close to shopping centers and schools, this community is a perfect fit to raise a family! Pictures from another home. The builder could add a legal basement suite.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4405721  |
| Price      | \$510,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,559                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 54 Eden Link      |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0Z2           |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke |
| Parking Spaces | 3                              |
| Parking        | Triple Garage Detached         |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Insert                        |
| Stories           | 3                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                          |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Brick, Vinyl                          |
| Foundation        | Concrete Perimeter                          |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Southpoint Elementary  |
| Middle     | Rudolph Hennig Jr High |
| High       | Fort Saskatchewan High |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2024 |
| Days on Market | 286                 |
| Zoning         | Zone 62             |

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