

## \$517,500 - 25 Cranberry Bend, Fort Saskatchewan

MLS® #E4425004

**\$517,500**

3 Bedroom, 2.50 Bathroom, 1,787 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This beautiful 3-bedroom, 2.5-bathroom two-story home offers the perfect blend of comfort and style. Step inside to an airy, open floor plan where the living, dining, and kitchen spaces flow seamlessly together—ideal for entertaining or cozy nights in. Large windows bathe the main level in natural light, highlighting the inviting living area, modern kitchen with ample cabinetry, and a charming breakfast nook. A convenient half bath completes this level. Upstairs, the primary suite is a true retreat, featuring a private en-suite and walk-in closet. Two additional spacious bedrooms share a full bath, making this home perfect for families or guests. Outside, the private backyard is ready for BBQs, gardening, or quiet relaxation. Don't miss this warm and welcoming home—it's move-in ready and waiting for you!

Built in 2010

### Essential Information

MLS® #	E4425004
Price	\$517,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,787
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	25 Cranberry Bend
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0H2

### Amenities

Amenities	On Street Parking, Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Environmental Reserve, Fenced, Low Maintenance Landscape, Picnic Area, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed March 10th, 2025  
Days on Market 52  
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 May 1st, 2025 at 5:47pm MDT