

\$374,900 - 26 Caragana Way, Fort Saskatchewan

MLS® #E4442970

\$374,900

3 Bedroom, 1.50 Bathroom, 1,448 sqft
Single Family on 0.00 Acres

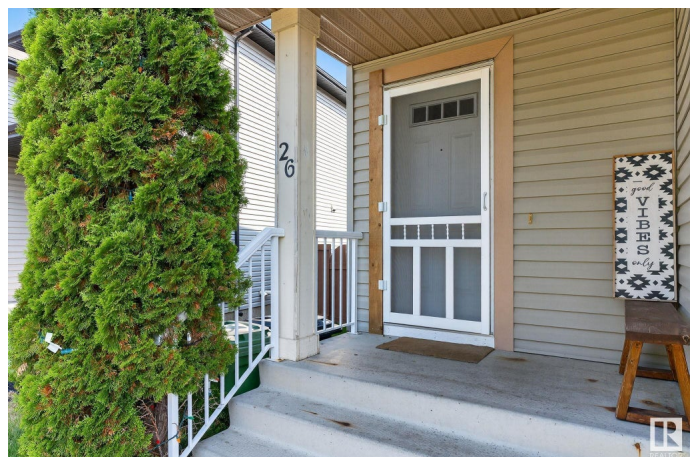
Westpark_FSAS, Fort Saskatchewan, AB

Located in the desirable community of Westpark, this 3-bedroom half duplex offers a great combination of comfort, space, and location. Just steps from scenic river valley trails and close to all amenities, this home features a rare upstairs BONUS ROOM, perfect for a home office and/or second living space. The large primary bedroom includes a large walk-in closet, and the open-concept main floor is ideal for entertaining. New appliances (less than a year old) add to the modern appeal, and the single attached garage provides convenient parking and storage. The spacious backyard is perfect for kids or relaxing with family, and the BASEMENT IS FRAMED for future development with bathroom fixtures already purchased and much of the work done—a great head start on adding even more living space! This is a fantastic opportunity in a family-friendly, very desirable neighbourhood!

Built in 2008

Essential Information

| | |
|------------|-----------|
| MLS® # | E4442970 |
| Price | \$374,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,448 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 26 Caragana Way |
| Area | Fort Saskatchewan |
| Subdivision | Westpark_FSAS |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 0B7 |

Amenities

| | |
|-----------|------------------------------------------------|
| Amenities | Off Street Parking, Front Porch, Vinyl Windows |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|-----------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, See Remarks |

Exterior

| | |
|-------------------|-----------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | June 18th, 2025 |
|-------------|-----------------|

Days on Market 13

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 1st, 2025 at 4:02pm MDT