

## \$453,000 - 14 O'brien Drive, Fort Saskatchewan

MLS® #E4449704

**\$453,000**

3 Bedroom, 2.00 Bathroom, 1,250 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. Beautiful Renovated Bungalow! Perfect for first-time buyers or downsizers, this fully renovated 1200+ sq.ft home boasts newer shingles, hot water tank, and high-efficiency furnace. Unique features include a two-bedroom flex-space addition and spacious mudroom with ample storage. Enjoy quiet street living close to schools, golf, and more! The open kitchen stuns with quartz countertops, stainless appliances, and a floor-to-ceiling pantry. Luxurious vinyl tile flows throughout. Spa-like bathroom has a deep tub, quartz accents, and ample vanity storage. Three generous main-floor bedrooms and a bright, spacious living room with huge windows. Basement offers a massive rec room, full bath, laundry, and storage. Outdoor space feels like a private park with mature trees, concrete patio, pond, oversized double garage, powered shed, and a large garden bed with tons of potential for landscaping, flowers, or fresh herbs.

Built in 1958

### Essential Information

MLS® # E4449704

Price \$453,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	0.00
Year Built	1958
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14 O'brien Drive
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2L3

### Amenities

Amenities	Detectors Smoke, Hot Water Natural Gas, No Animal Home, Patio
Parking Spaces	5
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      July 25th, 2025

Days on Market                49

Zoning                              Zone 62



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