# \$624,900 - 70 Cranberry Bend, Fort Saskatchewan

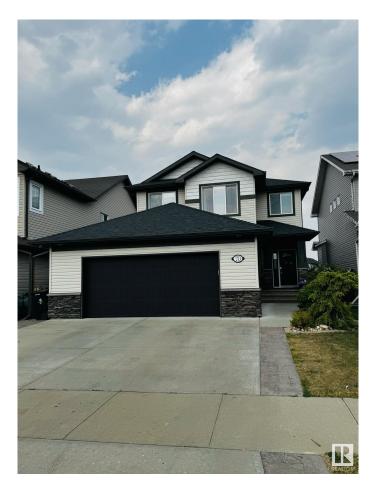
MLS® #E4441701

#### \$624,900

5 Bedroom, 4.00 Bathroom, 2,257 sqft Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this BEAUTIFUL, Santos built, 2250 square foot 2 storey, with a fully F/F basement, BACKING ONTO A PARK! The main floor of this property is rich and inviting, and features an open kitchen with cabinets to the ceiling, dual built in ovens, stovetop with pot filling tap. The kitchen is open to the eating nook and large living room, complete with gorgeous stone fireplace. The main floor is completed with a bedroom and a 3 pce bath. The upper floor, featuring hardwood throughout, has a large primary suite with a 5 pce bathroom, a large second bedroom, an flex space… perfect for a home office or meditation space, and a bonus room complete with a bar fridge, as well as a second cozy fireplace. The fully finished basement completes this well cared for home with a 2 additional and spacious bedrooms, a 4 pce bathroom, a theatre room and a mini kitchen/bar area, complete with a fridge, dishwasher and microwave. The backyard has WOW factor with the gorgeous stamped concrete and professional landscaping.





Built in 2012

## **Essential Information**

MLS® # E4441701 Price \$624,900 Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 2,257

Acres 0.00

Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 70 Cranberry Bend

Area Fort Saskatchewan

Subdivision Westpark\_FSAS

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0K4

#### **Amenities**

Amenities Air Conditioner, See Remarks

Parking Double Garage Attached, Heated, Insulated, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Alarm/Security System, Dryer, Storage Shed,

Stove-Countertop Gas, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two, Dishwasher-Two, Microwave

Hood Fan-Two, Oven Built-In-Two, TV Wall Mount, Garage Heater

Heating Forced Air-2, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Playgre

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 11th, 2025

Days on Market 5

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 June 16th, 2025 at 8:02pm MDT