

## \$725,000 - 69 Caragana Way, Fort Saskatchewan

MLS® #E4443334

**\$725,000**

5 Bedroom, 4.00 Bathroom, 2,614 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Beautiful 2,614 sq. ft. 2-storey home in West Part, Fort Saskatchewan providing 3 BED + DEN ! Main floor offers a maple kitchen with quartz counter tops , living room , family room and spacious Den . Features 3 spacious upstairs bedrooms + bonus room, including a large primary with 5-piece ensuite and walk-in closet. Triple car garage with R.V. parking. Fully finished basement with 2 bedrooms, kitchen, full bath, living room & separate entry. Built on a 40' pocket lot and more than 3700 sq ft of living area .

Built in 2015

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443334               |
| Price          | \$725,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,614                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information



|             |                   |
|-------------|-------------------|
| Address     | 69 Caragana Way   |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0H4           |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | RV Parking, Triple Garage Attached |

### **Interior**

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, See Remarks                                                                                            |
| Stories           | 3                                                                                                                    |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Vinyl                                       |
| Exterior Features | Fenced, Flat Site, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Vinyl                                       |
| Foundation        | Concrete Perimeter                                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 63              |
| Zoning         | Zone 62         |

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Listing information last updated on August 21st, 2025 at 2:32am MDT