

## \$649,900 - 70 Cranberry Bend, Fort Saskatchewan

MLS® #E4430801

**\$649,900**

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® # E4430801

Price \$649,900



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, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	20
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 4th, 2025 at 3:47pm MDT