

## \$329,900 - 58 Allard Way, Fort Saskatchewan

MLS® #E4432292

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,249 sqft

Single Family on 0.00 Acres

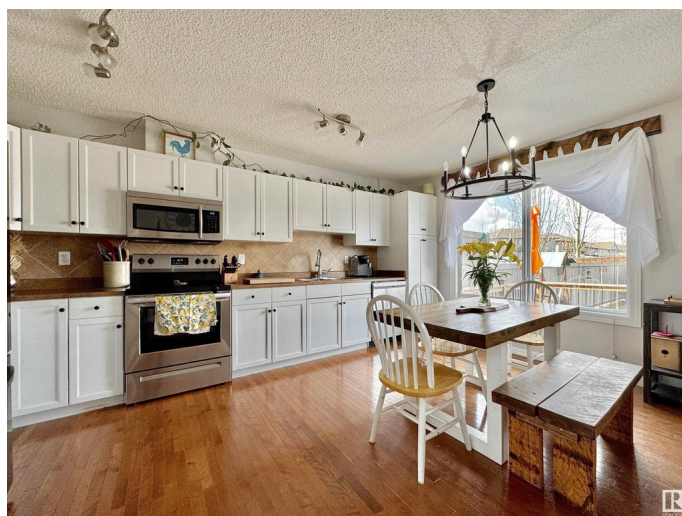
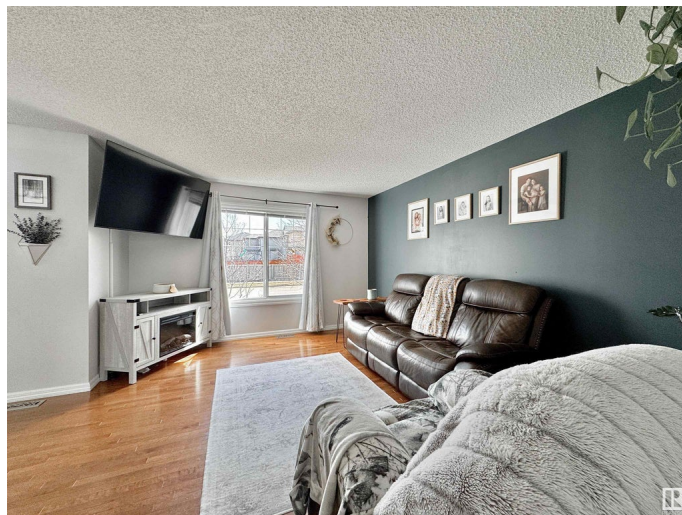
South Pointe, Fort Saskatchewan, AB

Fantastic 3 Bedroom 2 Storey in South Fort Conveniently located to all Amenities! NO CONDO FEES!! Enter this Impressive Home featuring a Spacious Front Foyer. The East Facing Living room offers the Morning Sunshine! The Huge West Facing Kitchen boasts an Abundance of Cabinets/Counter Space, Dining Area & access to the 2pce Bathroom & Backyard. The Upstairs includes 3 Bedrooms & a 4pce Bathroom. The Primary Bedroom offers a 4pce Ensuite. The Basement features a Family rm & Rec room & Laundry Area. Other Features/Upgrades: Hardwood Flooring flowing thru the Living room/Kitchen, Vinyl Plank flooring flowing thru the Upper Level & Basement. The West Facing Backyard boasts a Deck & Parking Area!

Built in 2009

### Essential Information

MLS® #	E4432292
Price	\$329,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.00



Year Built	2009
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	58 Allard Way
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0E6

### Amenities

Amenities	Deck
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	8

## 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 1st, 2025 at 4:02pm MDT