

## \$779,000 - 12 Cedar Point, Fort Saskatchewan

MLS® #E4438563

**\$779,000**

4 Bedroom, 3.00 Bathroom, 1,745 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

A rare opportunity! This custom built walk-out bungalow on a .24 acre lot backing onto the Interpretive Forest is sure to impress. On the main level you will find a floor-to-ceiling stone gas fireplace surrounded by large windows allowing plenty of natural light, a chefs dream kitchen with a large island, granite countertops, soft close cabinetry, a walk through pantry, and a gas stove! Surrounded by windows, the primary suite is a private retreat with dual sinks, and a custom 6 head shower. A curved staircase leads you to the fully finished basement complete with in-floor heating, a large built in wet bar featuring a fridge and a dishwasher, as well as a large built in motorized projector screen, perfect for entertaining, movie nights, or the big game. The lower level also features two spacious bedrooms, a 4-pce bathroom, and a massive storage room. Outside you will find a tastefully landscaped yard, a stamped concrete patio with a large custom pergola, as well as an area roughed in for a hot tub.

Built in 2010

### Essential Information

MLS® # E4438563

Price \$779,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,745
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12 Cedar Point
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0H2

### Amenities

Amenities	Walkout Basement, Wet Bar, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, Dishwasher-Two, Projector
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fenced, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 26th, 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 May 30th, 2025 at 10:32pm MDT