

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

MLS® #E4441701

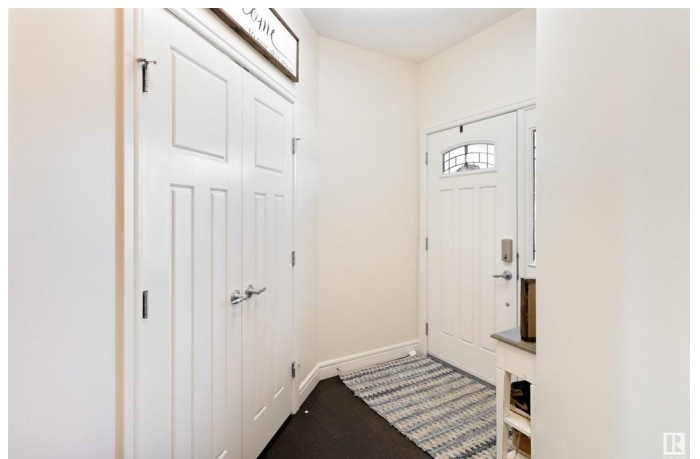
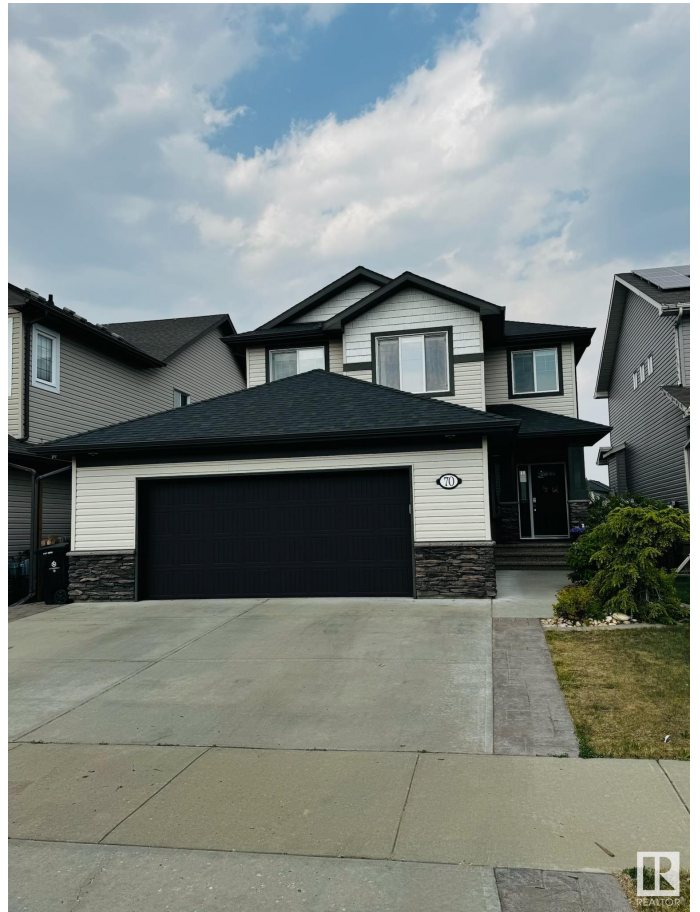
**\$624,900**

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, Playgro |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Vinyl                 |
| Foundation        | Concrete Perimeter          |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 62         |

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Listing information last updated on June 16th, 2025 at 4:47pm MDT