

Courtesy Of Sarah N Middleton Of Exp Realty

## \$649,900 - 191 Cranberry Bend, Fort Saskatchewan

MLS® #E4434166

**\$649,900**

4 Bedroom, 2.50 Bathroom, 1,381 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome home! This spacious 4-Bedroom, 3-Bath bungalow in Westpark is the one you have been waiting for. This 1,300+ sq ft bungalow offers the perfect combination of comfort and functionality with a chef's kitchen, spacious primary bedroom with large walk-in closet and spa-like ensuite. Nestled on Cranberry Bend backing a walking path, this home features a bright, open-concept layout with soaring ceilings and stylish finishings, ideal for both daily living and entertaining. The fully finished basement features a large rec room, wet bar, 2 large bedrooms and a full bath. Enjoy the beautiful, low-maintenance backyard, with large deck and plenty of green space. Plus it's close to parks, shopping, and our coveted river valley.

Built in 2017

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434166  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,381     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2017                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 191 Cranberry Bend |
| Area        | Fort Saskatchewan  |
| Subdivision | Westpark_FSAS      |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 0R5            |

### **Amenities**

|           |                            |
|-----------|----------------------------|
| Amenities | Air Conditioner, Bar, Deck |
| Parking   | Double Garage Attached     |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Stone Facing  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Stone, Vinyl                  |
| Exterior Features | Fenced, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Stone, Vinyl                  |
| Foundation        | Concrete Perimeter                  |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | James Mowatt           |
| Middle     | Rudolph Hennig         |
| High       | Fort Saskatchewan High |

### **Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 2nd, 2025 |
|-------------|---------------|

|                |    |
|----------------|----|
| Days on Market | 15 |
|----------------|----|

|        |         |
|--------|---------|
| 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 17th, 2025 at 8:32am MDT