

## \$700,000 - 57 Valleyview Ridge, Fort Saskatchewan

MLS® #E4439787

**\$700,000**

3 Bedroom, 3.00 Bathroom, 1,486 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Room to Grow, Space to Breathe – Bungalow Living in Beautiful Fort Saskatchewan. Located in one of Fort Saskatchewan's, premier neighbourhoods, Westpark, this spacious 3-bedroom + den bungalow in a quiet cul de sac offers the perfect blend of comfort, functionality, and potential. Ideal for anyone seeking main floor accessibility, there's the option for 3 bedrooms on the main floor with a full bathroom. Enjoy an open-concept kitchen with plenty of room to entertain, connect, and enjoy daily life. The large primary suite is a true retreat, complete with a soaker tub, stand-up shower, and WIC. Need more room? There's a cozy fully finished basement with a second gas fire place, 3rd bedroom & full bath plus additional room that could be a hobby room, home gym or finished as a 4th bedroom. Step outside to a beautifully landscaped yard with room for RV storage that backs onto serene walking trails – just a short stroll to the river valley which connects to downtown. Nature is literally at your back door!

Built in 2003

### Essential Information

MLS® # E4439787

Price \$700,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,486
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	57 Valleyview Ridge
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4P2

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Through Road, Playground Nearby, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 1st, 2025
Days on Market	14
Zoning	Zone 62

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Listing information last updated on June 15th, 2025 at 4:47pm MDT