

## **\$475,000 - 118 Galloway Wynd, Fort Saskatchewan**

MLS® #E4429631

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,778 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Here it is! The perfect family home or fit for a first-time home buyer! Everything you need in a home, this 1,178 SqFt 2-Storey home is located on a quiet street in South Fort - ready for you to call home! Fully Finished Basement; Double Attached Garage. The Main floor begins with a spacious Living Rm that boasts Hardwood flooring & a Gas Fireplace. The functional Kitchen has Granite countertops; plenty of cabinets; corner pantry; large Island & Stainless-Steel Appliances. The Dining area leads you out to the deck where you can enjoy the sun in this south-facing, fully fenced & landscaped backyard. Laundry & a 1/2 Bath complete this level. The Upper floor has a huge Bonus Room with Laminate flooring - perfect for movie nights! The 3 Bedrooms include a large Primary Bedroom featuring a Full Ensuite (Soaker Tub & Shower) & W/I Closet. the Basement has a large Family Room & the Den can easily be converted to a 4th Bedroom. Storage area has a Rough-In for a Bathroom. Don't let this opportunity pass you by!

Built in 2007

### **Essential Information**

MLS® # E4429631

Price \$475,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,778                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 118 Galloway Wynd |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0B9           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 62         |

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Listing information last updated on April 28th, 2025 at 3:32pm MDT