

## \$455,000 - 26 Bridgeview Close, Fort Saskatchewan

MLS® #E4434408

**\$455,000**

3 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Bridgeview Fort Sask., Fort Saskatchewan, AB

Welcome to this charming 1496 sqft, 2-story home in the highly sought-after Bridgeview neighbourhood! Located right off the beautiful River Valley & its extensive trail system, this property offers an exceptional lifestyle. The interior features a well-designed layout with 3 bedrooms, 2.5 bathrooms & an unfinished basement awaiting your personal touch. Upstairs you will find a 4-pc bath, a large master ft. a walk-in closet & private ensuite, along with 2 additional good sized bedrooms with plenty of natural light. The main floor offers an open concept design, flowing seamlessly from the living room with a gas fireplace to the open kitchen & dining area, creating an ideal space for entertaining & family life. Situated on a desirable pie lot & conveniently located close to schools, parks, rec centres, golf, plus quick access to both highway 15 & 21 for an easy commute. This property presents a wealth of potential and is ready for you to make it your own! Don't miss this incredible opportunity!

Built in 2007

### Essential Information

MLS® # E4434408

Price \$455,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,496
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	26 Bridgeview Close
Area	Fort Saskatchewan
Subdivision	Bridgeview Fort Sask.
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0A2

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Golf Nearby, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks, Partially

	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Fort Sask Elementary
Middle	Fort Sask Christian
High	Fort Sask High

### **Additional Information**

Date Listed	May 4th, 2025
Days on Market	39
Zoning	Zone 62

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