

\$384,900 - 37 Boxwood Bend, Fort Saskatchewan

MLS® #E4431557

\$384,900

4 Bedroom, 1.50 Bathroom, 1,371 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

MOVE IN READY.. to this functional family, 1371 Sq Ft half duplex located in Westpark! Be greeted to the Open concept, clean kitchen with a bar style, island sink, white cabinets, corner pantry & black appliances. Just off the kitchen & spacious dinette area is a sitting area with a gas fireplace. The dining area is spacious with a patio door leading to a two-tiered deck and a fully fenced & landscaped yard. Walk up the stairs to the east facing, bright, HUGE Master bedroom with French Doors, massive walk-in-closet & a pocket door to the main upper 4 piece bath. 2 more good sized bedrooms, UPSTAIRS LAUNDRY, and a linen closet complete this level. Downstairs, you will find 2 more good sized rooms that could be used as bedrooms or a den/rec room to cozy up & watch TV. 2 additional storage rooms complete this level. Huge storage shed in the backyard stays! Steps away from walking trails, parks & our breath taking river valley. This is totally a hidden gem!

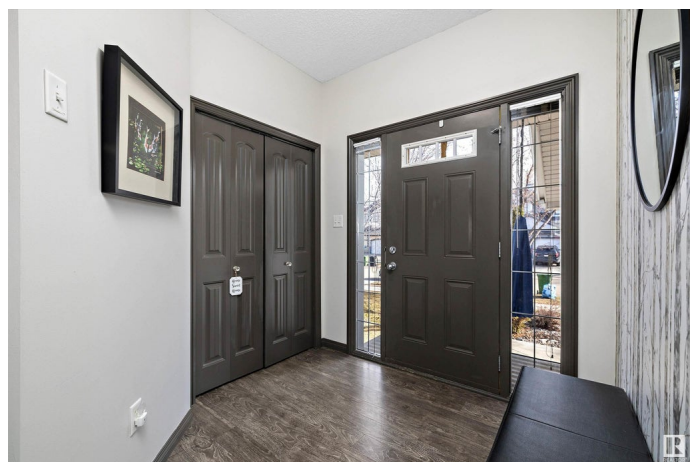
Built in 2006

Essential Information

MLS® # E4431557

Price \$384,900

Bedrooms 4



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	37 Boxwood Bend
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0A6

Amenities

Amenities	Air Conditioner, Smart/Program. Thermostat
Parking	Single Garage Attached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 17th, 2025
Days on Market	5
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 April 21st, 2025 at 10:47pm MDT