

# \$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
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Days on Market	11
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Zoning	Zone 62
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Listing information last updated on May 14th, 2025 at 9:02am MDT