

## \$539,900 - 70 Eden Link, Fort Saskatchewan

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MLS® #E4451453

**\$539,900**

3 Bedroom, 3.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

This beautiful 3 bedroom, 3 bathroom single family home boasts 1559 Square feet and features a double detached garage. As you walk in the front door, to your right you will find a very inviting living room with a cozy electric fire place insert mounted on the far wall. Adjacent to the living room are the dining room and kitchen with a nicely sized buffet counter, perfect for entertaining guests and family food preparation. Upstairs you will find 3 nicely sized bedrooms, with the primary bedroom complimented with a 4 pc ensuite! With the laundry room located on the same floor as all 3 bedrooms, even more convenience for all 3 occupants of those rooms. Downstairs you'll find a 1 Bedroom, 1 Bath basement suite, perfect for a second income, or guests. Conveniently located close to shopping centers and schools, this community is a perfect fit to raise a family!

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451453  |
| Price      | \$539,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,485                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 70 Eden Link      |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0Z2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Insert                        |
| Stories           | 3                             |
| Has Suite         | Yes                           |
| Has Basement      | Yes                           |
| Basement          | Full, Finished                |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stone, Vinyl                                                              |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Win Ferguson  
Middle                              Rudolph Hennig  
High                                Fort High

**Additional Information**

Date Listed                      August 4th, 2025  
Days on Market                35  
Zoning                              Zone 62



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