

## **\$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!

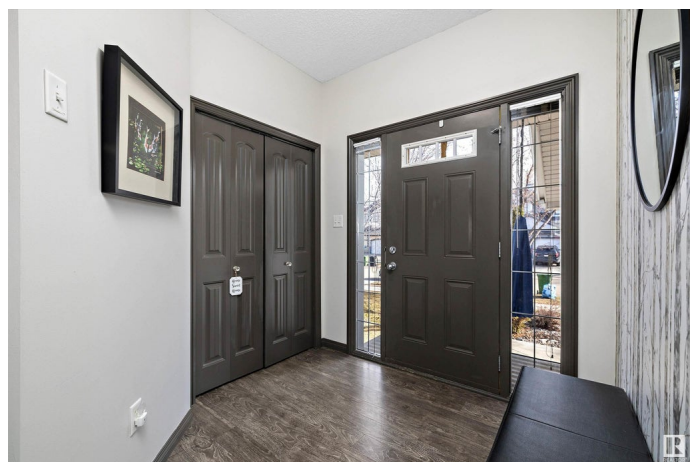
Built in 2006

### **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

### **School Information**

Elementary	<a href="https://www.eics.ab.ca">https://www.eics.ab.ca</a>
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### **Additional Information**

Date Listed	April 17th, 2025
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Days on Market	2
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Zoning	Zone 62
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Listing information last updated on April 19th, 2025 at 5:17pm MDT