

## \$475,000 - 21 Birch Place, Fort Saskatchewan

MLS® #E4446384

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,929 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to over 1900 sq feet of space for your family! The main floor features an open-concept kitchen, dining, and living room with **HARDWOOD FLOORS**, 2-piece bath and laundry/mud room with access to the double attached garage. Upstairs are the bonus room, two bedrooms, a 4-piece bath, and the primary bedroom with a walk-in closet and 5-piece ensuite including a jacuzzi tub. The unfinished basement is ready for customization to your needs. Walk onto the 18'x14' deck from the dining room to overlook your sunny south facing back yard - with access to a walking trail perfect for dogs, a morning jog, or taking the kids to the nearby playground. Close to shopping and Hwy 21 for trips to Edmonton, come make this home your own!

Built in 2007

### Essential Information

MLS® #	E4446384
Price	\$475,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,929
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	21 Birch Place
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0A5

### **Amenities**

Amenities	Deck, Fire Pit, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Level Land, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 55

Zoning Zone 62

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