

## \$849,000 - 195 Cranberry Bend, Fort Saskatchewan

MLS® #E4441498

**\$849,000**

4 Bedroom, 3.50 Bathroom, 2,494 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Executive home in Westpark with OVERSIZED triple garage. 2493sq ft home is fully finished 3+1 bedrooms & 3.5 baths. A/C, Underground Sprinklers backing onto walking trails. This Open concept home features soaring 18ft vaulted ceiling, stunning stone fireplace & Windows (with electronic blinds). Gorgeous kitchen with quartz counter-tops, gas cooktop, built in oven, side by side stainless steel fridge/freezer, walk-through pantry. Main floor den, 2-piece guest bathroom. The home has 9' ceilings & interior doors are 8' tall. Upstairs overlooking below is a Bonus room, 4-piece guest bath, and 3 great size bedrooms including the Primary suite which leads to the 5-piece ensuite, large walk in closet & to laundry room with sink. In the fully finished basement you will find a large rec room & wet bar, the 4th bedroom, a full 4pc bathroom and storage. And of course the OVERSIZED Triple attached HEATED Garage with RV parking that will hold all your toys, 34' wide and as long as 27' deep. with epoxy floors.

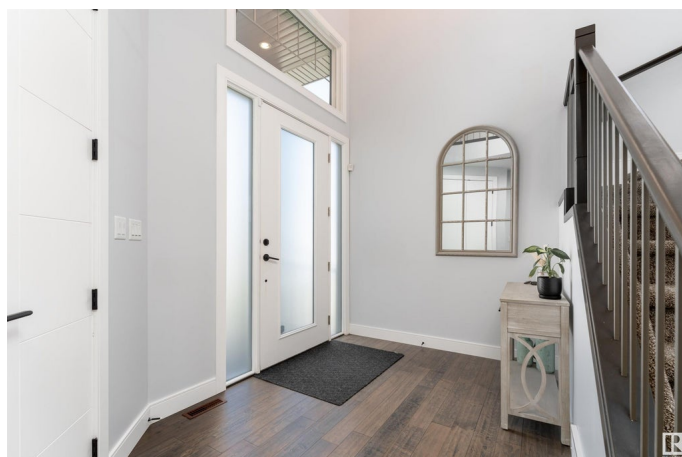
Built in 2017

### Essential Information

MLS® # E4441498

Price \$849,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,494
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	195 Cranberry Bend
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0R5

### Amenities

Amenities	Air Conditioner, Deck, R.V. Storage, Sprinkler Sys-Underground, See Remarks
Parking Spaces	6
Parking	Heated, Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 62

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Listing information last updated on June 16th, 2025 at 1:32pm MDT