# \$455,000 - 26 Bridgeview Close, Fort Saskatchewan

MLS® #E4434408

### \$455,000

3 Bedroom, 2.50 Bathroom, 1,496 sqft Single Family on 0.00 Acres

Bridgeview Fort Sask., Fort Saskatchewan, AB

Welcome to this charming 1496 sqft, 2-story home in the highly sought-after Bridgeview neighbourhood! Located right off the beautiful River Valley & its extensive trail system, this property offers an exceptional lifestyle. The interior features a well-designed layout with 3 bedrooms, 2.5 bathrooms & an unfinished basement awaiting your personal touch. Upstairs you will find a 4-pc bath, a large master ft. a walk-in closet & private ensuite, along with 2 additional good sized bedrooms with plenty of natural light. The main floor offers an open concept design, flowing seamlessly from the living room with a gas fireplace to the open kitchen & dining area, creating an ideal space for entertaining & family life. Situated on a desirable pie lot & conveniently located close to schools, parks, rec centres, golf, plus quick access to both highway 15 & 21 for an easy commute. This property presents a wealth of potential and is ready for you to make it your own! Don't miss this incredible opportunity!

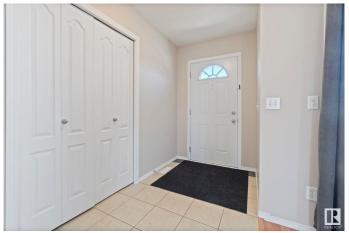


#### **Essential Information**

MLS® # E4434408 Price \$455,000

Bedrooms 3







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,496 Acres 0.00 Year Built 2007

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 26 Bridgeview Close
Area Fort Saskatchewan
Subdivision Bridgeview Fort Sask.

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0A2

### **Amenities**

Amenities No Animal Home, No Smoking Home, See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave,

Refrigerator, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Golf Nearby, Level Land, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks, Partially

Fenced

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Fort Sask Elementary

Middle Fort Sask Christian

High Fort Sask High

# **Additional Information**

Date Listed May 4th, 2025

Days on Market 37

Zoning Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 10th, 2025 at 8:17am MDT