

Courtesy Of Dawn K Fraser Of Century 21 Masters

## \$824,900 - 25 Cherry Point(e), Fort Saskatchewan

MLS® #E4428155

**\$824,900**

5 Bedroom, 3.50 Bathroom, 2,774 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

UNICORNS REALLY DO EXIST! This rare gem checks all the boxes on your wish list. Nestled in a CUL-DE-SAC on nearly 1/2 ACRE (.45) & BACKING ONTO FOREST, this fantastic 2 storey home with a F/F WALKOUT BASEMENT is a dream come true. Lovingly maintained by its original owner every detail of this home exudes comfort & charm. From your TRIPLE HEATED garage, enter into the spacious mudroom & walk-through pantry to an inviting open-concept main floor where the kitchen seamlessly connects to the living, dining area—perfect for entertaining & everyday living. MAIN FLOOR LAUNDRY & office completes the main. Upstairs a bright and airy bonus room provides additional living space, complemented by 3 generously sized bdrms, including the primary with ensuite and w/i closet. The walkout bsmt. features a large rec room, 2 additional bedrooms, & 4-pc. bath. Brand new shingles. Step outside to your WEST FACING landscaped yard, where forest views create the perfect backdrop for peaceful mornings & unforgettable gatherings.

Built in 2010

### Essential Information

MLS® #	E4428155
Price	\$824,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,774
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	25 Cherry Point(e)
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0H2

### **Amenities**

Amenities	Deck, Gazebo, No Animal Home, No Smoking Home, Walkout Basement
Parking	Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Landscaped, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 29th, 2025

Days on Market 27

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 April 25th, 2025 at 1:47pm MDT