

# **\$700,000 - 57 Valleyview Ridge, Fort Saskatchewan**

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MLS® #E4439787

**\$700,000**

3 Bedroom, 3.00 Bathroom, 1,486 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Room to Grow, Space to Breathe –  
Bungalow Living in Beautiful Fort  
Saskatchewan. Located in one of Fort  
Saskatchewan's, premier neighbourhoods,  
Westpark, this spacious 3-bedroom + den  
bungalow in a quiet cul de sac offers the  
perfect blend of comfort, functionality, and  
potential. Ideal for anyone seeking main floor  
accessibility, there's the option for 3 bedrooms  
on the main floor with a full bathroom. Enjoy  
an open-concept kitchen with plenty of room to  
entertain, connect, and enjoy daily life. The  
large primary suite is a true retreat, complete  
with a soaker tub, stand-up shower, and WIC.  
Need more room? There's a cozy fully finished  
basement with a second gas fire place, 3rd  
bedroom & full bath plus additional room that  
could be a hobby room, home gym or finished  
as a 4th bedroom. Step outside to a  
beautifully landscaped yard with room for RV  
storage that backs onto serene walking  
trails – just a short stroll to the river valley  
which connects to downtown. Nature is literally  
at your back door!



Built in 2003

## **Essential Information**

MLS® #                      E4439787

Price                         \$700,000

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,486
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	57 Valleyview Ridge
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4P2

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, R.V. Storage
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, No Through Road, Playground Nearby, Shopping Nearby, Treed Lot, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 1st, 2025
Days on Market	16
Zoning	Zone 62

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