

## \$374,900 - 26 Caragana Way, Fort Saskatchewan

MLS® #E4442970

**\$374,900**

3 Bedroom, 1.50 Bathroom, 1,448 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Located in the desirable community of Westpark, this 3-bedroom half duplex offers a great combination of comfort, space, and location. Just steps from scenic river valley trails and close to all amenities, this home features a rare upstairs BONUS ROOM, perfect for a home office and/or second living space. The large primary bedroom includes a large walk-in closet, and the open-concept main floor is ideal for entertaining. New appliances (less than a year old) add to the modern appeal, and the single attached garage provides convenient parking and storage. The spacious backyard is perfect for kids or relaxing with family, and the BASEMENT IS FRAMED for future development with bathroom fixtures already purchased and much of the work done—a great head start on adding even more living space! This is a fantastic opportunity in a family-friendly, very desirable neighbourhood!

Built in 2008

### Essential Information

MLS® #	E4442970
Price	\$374,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,448
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	26 Caragana Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0B7

### Amenities

Amenities	Off Street Parking, Front Porch, Vinyl Windows
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Level Land, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 18th, 2025
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Days on Market 11

Zoning Zone 62

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