

\$650,000 - 22 Cranberry Bend, Fort Saskatchewan

MLS® #E4446716

\$650,000

4 Bedroom, 3.50 Bathroom, 2,299 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

Welcome to Westpark, where homes like this donâ€™t sit longâ€™because theyâ€™re awesome. With approx 2300 sq ft BACKING GREEN SPACE, this oneâ€™s got space for everything and everyone. Need a spot to work? Thereâ€™s a main floor den. Need a break from working? Head to the massive kitchen with a granite island big enough to host a cooking show. You like big couches? Great, because the living room is massive. Upstairs, youâ€™ll find 3 bedrooms, a theatre-style bonus room (yes, with projector & screen), plus a laundry room that saves your back. The primary suite? Huge walk-in closet, soaker tub, spa vibes. The WALKOUT BASEMENT has a wet bar, bedroom, and spacious living room that opens to greenspaceâ€™no nosey neighbours staring into your soul. Did we mention the fireplace? The pantry? The projector, double attached garage, hunter douglas blinds, CENTRAL AC?! This home is the total package and doesn't come around often. Stop thinking and start acting!

Built in 2011

Essential Information

MLS® # E4446716

Price \$650,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,299 |
| Acres | 0.00 |
| Year Built | 2011 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 22 Cranberry Bend |
| Area | Fort Saskatchewan |
| Subdivision | Westpark_FSAS |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 0H2 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Walkout Basement, Wet Bar, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Public Swimming Pool, Public Transportation, Schools, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 62 |

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