

# \$649,700 - 23 River Glen, Fort Saskatchewan

MLS® #E4429951

## \$649,700

5 Bedroom, 3.50 Bathroom, 1,969 sqft  
Single Family on 0.00 Acres

River Glen, Fort Saskatchewan, AB

Welcome to River Glen - a quiet sought after neighborhood! This beautifully renovated home sits on a spacious lot with RV space and loads of offstreet parking. Inside, enjoy vaulted ceilings, an airy open floorplan featuring laminate flooring and loads of windows for tons of natural light. The kitchen has been upgraded in 2023 with ample cabinetry, 2 tier island and big wall pantry for lots of storage. The family room, next to the kitchen, includes a gas fireplace creating a warm & inviting space. Enjoy outdoor living - patio doors open to a maintenance free deck overlooking large fenced yard-ideal for gatherings and relaxation. Upper level comfort: 2 generously sized bedrooms and a large primary suite with renovated ensuite featuring a luxurious jacuzzi tub. Fully finished basement offers additional living space with a rec room, 2 more bedrooms and 4th bathroom. A perfect blend of comfort and convenience! Appliances, carpets, paint, lighting new in 2024. Furnace & hot tank in 2018. Bathrooms reno'd in 2019.

Built in 1994

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4429951  |
| Price    | \$649,700 |
| Bedrooms | 5         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,969                  |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 23 River Glen     |
| Area        | Fort Saskatchewan |
| Subdivision | River Glen        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 3X8           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Vaulted Ceiling |
| Parking   | Double Garage Attached, RV Parking     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Stove-Induction, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |  |
|-------------------|--|
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Cedar Shakes   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 13              |
| 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 21st, 2025 at 7:17pm MDT