

## \$359,900 - 17 Broomfield Drive, Fort Saskatchewan

MLS® #E4432019

**\$359,900**

3 Bedroom, 1.00 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan, AB

Turn-key investment opportunity!! This well maintained, charming 1070 sq ft bungalow offers 3 beds, 1 bath and is ideally located near a golf course, scenic walking trails and all the conveniences of downtown Fort Saskatchewan. The spacious main floor offers an updated kitchen and dining area that flows into the comfortable living area. 3 generous sized bedrooms and 4 pc main bath. The finished basement offers a large rec room, versatile flex room, workshop area and ample storage and laundry space. Attached single garage. Fantastic yard space with updated decks on both the front and back of the home to enjoy. Central A/C and newer windows throughout.

Built in 1958

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432019  |
| Price          | \$359,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,071     |
| Acres          | 0.00      |
| Year Built     | 1958      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 17 Broomfield Drive   |
| Area        | Fort Saskatchewan     |
| Subdivision | Old Fort Saskatchewan |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 2M7               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, R.V. Storage, See Remarks |
| Parking   | Single Garage Attached                           |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Golf Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 62          |

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Listing information last updated on May 1st, 2025 at 5:17pm MDT