

## \$329,900 - 58 Allard Way, Fort Saskatchewan

MLS® #E4432292

**\$329,900**

3 Bedroom, 2.50 Bathroom, 1,249 sqft  
Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Fantastic 3 Bedroom 2 Storey in South Fort  
Conveniently located to all Amenities! NO  
CONDO FEES!! Enter this Impressive Home  
featuring a Spacious Front Foyer. The East  
Facing Living room offers the Morning  
Sunshine! The Huge West Facing Kitchen  
boasts an Abundance of Cabinets/Counter  
Space, Dining Area & access to the 2pce  
Bathroom & Backyard. The Upstairs includes 3  
Bedrooms & a 4pce Bathroom. The Primary  
Bedroom offers a 4pce Ensuite. The  
Basement features a Family rm & Rec room &  
Laundry Area. Other Features/Upgrades:  
Hardwood Flooring flowing thru the Living  
room/Kitchen, Vinyl Plank flooring flowing thru  
the Upper Level & Basement. The West  
Facing Backyard boasts a Deck & Parking  
Area!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432292  |
| Price          | \$329,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,249     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2009                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 58 Allard Way     |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0E6           |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck                     |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 15               |

## Zoning

## Zone 62

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Listing information last updated on May 8th, 2025 at 3:02pm MDT