

## \$640,000 - 81 Cypress Link, Fort Saskatchewan

MLS® #E4432254

**\$640,000**

4 Bedroom, 3.50 Bathroom, 2,244 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

WELCOME TO YOUR DREAM HOME nestled in the highly desirable Forest Ridge neighbourhood! This exceptional property is completely move-in ready! Upstairs, you'll find three generously sized bedrooms and a perfect sized bonus room. Your primary suite is a true retreat, featuring a luxurious jetted soaker tub where you can relax after a long day. The main floor offers a chefs kitchen complete with a walk-thru pantry. The fully finished basement is an absolute showstopper, designed for both entertainment and relaxation. Imagine hosting friends and family in the incredible bar area. The additional family room in the basement offers a cozy space for movie nights, enhanced by the comfort of heated floors in the bar area and the basement bathroom. The fourth bedroom in the basement provides even more versatility. For those who appreciate organization and functionality, the oversized garage offers an abundance of space for storage and parking enhanced by functional built in cabinets. This home checks all the boxes!

Built in 2014

### Essential Information

MLS® # E4432254

Price \$640,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,244
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	81 Cypress Link
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0H3

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Hot Water Natural Gas, No Smoking Home, Patio, Wall Unit-Built-In
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Dishwasher-Two, Oven Built-In-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 7

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 30th, 2025 at 1:17pm MDT