

\$460,000 - 21 Birch Place, Fort Saskatchewan

MLS® #E4446384

\$460,000

3 Bedroom, 2.50 Bathroom, 1,929 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

Welcome to over 1900 sq feet of space for your family! The main floor features an open-concept kitchen, dining, and living room with **HARDWOOD FLOORS**, 2-piece bath and laundry/mud room with access to the double attached garage. Upstairs are the bonus room, two bedrooms, a 4-piece bath, and the primary bedroom with a walk-in closet and 5-piece ensuite including a jacuzzi tub. The unfinished basement is ready for customization to your needs. Walk onto the 18'x14' deck from the dining room to overlook your sunny south facing back yard - with access to a walking trail perfect for dogs, a morning jog, or taking the kids to the nearby playground. Close to shopping and Hwy 21 for trips to Edmonton, come make this home your own!

Built in 2007

Essential Information

MLS® #	E4446384
Price	\$460,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,929
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	21 Birch Place
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0A5

Amenities

Amenities	Deck, Fire Pit, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Level Land, Playground Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 4th, 2025

Days on Market 74

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 September 16th, 2025 at 5:17am MDT