

## \$585,000 - 37 Eden Link, Fort Saskatchewan

MLS® #E4448241

**\$585,000**

3 Bedroom, 2.50 Bathroom, 2,017 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

This stunning 3 bedroom, 2.5 bathroom home offers a spacious and modern layout with a double attached garage. As you enter, you'll be welcomed by a foyer leading to a den and a convenient half bathroom. Passed the den is a mudrooms with access to the garage. The open-concept living area includes a cozy living room with an electric fireplace, a well-equipped kitchen with a walkthrough pantry, and a dining room with access to the backyard. Upstairs, the primary suite features a walk-in closet and a luxurious 5-piece ensuite, while two additional bedrooms share a full bathroom. A large bonus room and an upstairs laundry room with a sink add extra convenience and space. This home seamlessly blends comfort and style, perfect for modern living. Close to many amenities including schools and shopping centers!

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448241  |
| Price          | \$585,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,017     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 37 Eden Link      |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0Z2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Insert                        |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                              |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Stone, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                              |

### School Information

|            |                |
|------------|----------------|
| Elementary | Win Ferguson   |
| Middle     | Rudolph Hennig |
| High       | Fort High      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 62         |

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Listing information last updated on August 4th, 2025 at 1:02pm MDT