

## \$574,900 - 58 Cranberry Bend, Fort Saskatchewan

MLS® #E4457047

**\$574,900**

4 Bedroom, 2.50 Bathroom, 1,921 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to 58 Cranberry Bend, a stunning 4 bedroom 2-storey home in Westpark! Nestled in a prime location, this lot sides and backs onto a scenic pathway with a playground and park just steps away. Enjoy ultimate privacy from your three-tier composite deck overlooking a beautifully landscaped backyard with serene views. Inside, newly finished maple hardwood floors gleam on the main level, where a cozy gas fireplace with mantle warms the living room. The gourmet kitchen boasts quartz countertops, a large island, and a corner pantry. Upstairs, three spacious bedrooms including primary bedroom with ensuite featuring a corner soaker tub. The bright bonus room has big windows and a cathedral ceiling. The finished basement features a 4th bedroom and a versatile rec room, perfect for family or entertaining. Ideally located near shopping, parks, and the trail system, this home combines luxury and convenience. Don't miss your chance to own this Westpark gem!

Built in 2010

### Essential Information

MLS® # E4457047

Price \$574,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,921                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 58 Cranberry Bend |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0H2           |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Deck, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 4                                                 |
| Parking        | Double Garage Attached                            |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Fireplace         | Yes                                                                                                                             |
| Fireplaces        | Mantel                                                                                                                          |
| Stories           | 3                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Finished                                                                                                                  |

### Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                             |
| Exterior Features | Backs    Onto    Park/Trees,    Fenced,    Landscaped,    Park/Reserve, |

Playground Nearby, Shopping Nearby, Treed Lot, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 54                   |
| Zoning         | Zone 62              |

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Listing information last updated on November 3rd, 2025 at 8:17pm MST