

## **\$438,800 - 37 Radcliffe Wynd, Fort Saskatchewan**

MLS® #E4453732

**\$438,800**

4 Bedroom, 3.50 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Located on a quiet tree lined street in the Community of Southfort. Only 1/2 block to the parks, ponds, playgrounds, walking/bike trails. This community is a lifestyle. With super easy access to to all amenities and commuter Highways. 1488.25 sq.ft 2 storey half duplex with a great open concept floor plan, ideal for the family & entertaining. Front veranda welcomes you into a large tiled front entry, double closets. Huge open living room, beautiful floors, big windows, gas corner fireplace w/mantle. Large family size dining room area, sunny very bright kitchen has Granite countertops, tons of cabinets, glass tile & pantry. Stainless steel appliances. Convenient main floor 2 piece wash room & laundry room. Upstairs you will find primary bedroom, walk-in closet, 4 piece ensuite bath & 2 other great sized bedrooms both have double closets & a 4 piece bath. Downstairs is fully finished w/family room/rec room, 3 piece bath shower jets, 4th bedroom. Back deck. w/BBQ gas, fully fenced, 2 gates, double garage.

Built in 2013

### **Essential Information**

MLS® # E4453732

Price \$438,800



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,488         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 37 Radcliffe Wynd |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0M6           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                       |
| Fireplace         | Yes                                                                                                                                             |
| Fireplaces        | Mantel, Tile Surround                                                                                                                           |
| Stories           | 3                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, See Remarks |
| Lot Description   | 255m                                                                                                            |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Vinyl                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                              |

### School Information

|        |                        |
|--------|------------------------|
| Middle | SouthPointe School     |
| High   | Fort Saskatchewan High |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 62           |

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Listing information last updated on September 2nd, 2025 at 5:02am MDT