

## \$720,000 - 269 Meadowview Drive, Fort Saskatchewan

MLS® #E4446309

**\$720,000**

3 Bedroom, 2.50 Bathroom, 2,422 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This stunning home offers the perfect blend of luxury and practicality with 3 bedrooms, 2.5 bathrooms, and a triple attached garage. Thoughtfully designed with family living in mind, it features a spacious main floor with large windows, high ceilings, and an open-concept layout that includes a cozy fireplace in the living room, a stylish kitchen with a walk-through pantry and ample amount of cabinetry and counter space and lastly a bright dining area. Off the mudroom, youâ€™ll find a convenient dog wash station, ideal for pet lovers. Upstairs, a vaulted-ceiling bonus room with its own fireplace adds extra living space, along with two secondary bedrooms, a full bathroom, laundry room, and a serene primary suite complete with dual sinks, a soaker tub, a stand-up shower, and a walk-in closet. Located close to schools, shopping, and other amenities, this move-in-ready home offers comfort, character, and functional features your family will love.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446309  |
| Price     | \$720,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,422                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 269 Meadowview Drive |
| Area        | Fort Saskatchewan    |
| Subdivision | Westpark_FSAS        |
| City        | Fort Saskatchewan    |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8L 1Z4              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 6                      |
| Parking        | Triple 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 Swimming Pool, 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 5th, 2025 |
| Days on Market | 10             |
| Zoning         | Zone 62        |

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Listing information last updated on July 15th, 2025 at 6:02am MDT