

## \$459,900 - 124 Allard Way, Fort Saskatchewan

MLS® #E4462614

**\$459,900**

3 Bedroom, 2.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

This home offers 3 bedrooms and 2.5 baths with a primary ensuite and second floor laundry. Upon entering the main floor, a gas fireplace creates a cozy atmosphere on the cold winter days and central A/C (2022) keeps the home cool on the hot summer days. Enjoy the east-facing front porch overlooking ample street parking, and west-facing back deck overlooking the backyard. The two car garage has been insulated and drywalled. Downstairs an unfinished basement is ready for possible future development. Schools, shopping and parks all within walking distance.

Built in 2012

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4462614               |
| Price          | \$459,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,493                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 124 Allard Way    |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0N4           |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch |
| Parking Spaces | 2                                                           |
| Parking        | Double Garage Detached                                      |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Mantel                                                                                                                                       |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Unfinished                                                                                                                             |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Wood, Stone, Vinyl                     |
| Exterior Features | Park/Reserve, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone, Vinyl                     |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 62            |

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Listing information last updated on October 18th, 2025 at 9:32pm MDT