

## **\$475,000 - 118 Galloway Wynd, Fort Saskatchewan**

MLS® #E4429631

**\$475,000**

3 Bedroom, 2.50 Bathroom, 1,778 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Here it is! The perfect family home or fit for a first-time home buyer! Everything you need in a home, this 1,178 SqFt 2-Storey home is located on a quiet street in South Fort - ready for you to call home! Fully Finished Basement; Double Attached Garage. The Main floor begins with a spacious Living Rm that boasts Hardwood flooring & a Gas Fireplace. The functional Kitchen has Granite countertops; plenty of cabinets; corner pantry; large Island & Stainless-Steel Appliances. The Dining area leads you out to the deck where you can enjoy the sun in this south-facing, fully fenced & landscaped backyard. Laundry & a 1/2 Bath complete this level. The Upper floor has a huge Bonus Room with Laminate flooring - perfect for movie nights! The 3 Bedrooms include a large Primary Bedroom featuring a Full Ensuite (Soaker Tub & Shower) & W/I Closet. the Basement has a large Family Room & the Den can easily be converted to a 4th Bedroom. Storage area has a Rough-In for a Bathroom. Don't let this opportunity pass you by!

Built in 2007

### **Essential Information**

MLS® # E4429631

Price \$475,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,778
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	118 Galloway Wynd
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0B9

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	30
Zoning	Zone 62

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