

# \$539,900 - 99 Ridgeland Way, Fort Saskatchewan

MLS® #E4436286

**\$539,900**

3 Bedroom, 2.50 Bathroom, 1,967 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this beautiful 2-storey home with a heated double attached garage, backing onto peaceful greenspace with scenic walking trails and ponds, an ideal spot to unwind.

Conveniently located just minutes from highway access, this home offers a great mix of nature and accessibility. The main level has a spacious living room, a well-appointed kitchen with quartz countertops, stainless steel appliances, and plenty of cabinetry, along with a dining area that opens onto a large deck with gazebo and a private, fully fenced yard, perfect for gatherings or quiet evenings. A 2-piece bathroom and laundry room with direct garage access complete the main floor.

Upstairs you'll find a bright bonus room and three bedrooms, including a generous primary suite with a walk-in closet and a 5-piece ensuite with a soaker tub and separate shower, plus an additional 4-piece bathroom for the other bedrooms. This home offers the right balance of space, comfort, and a location that fits the needs of everyday living.

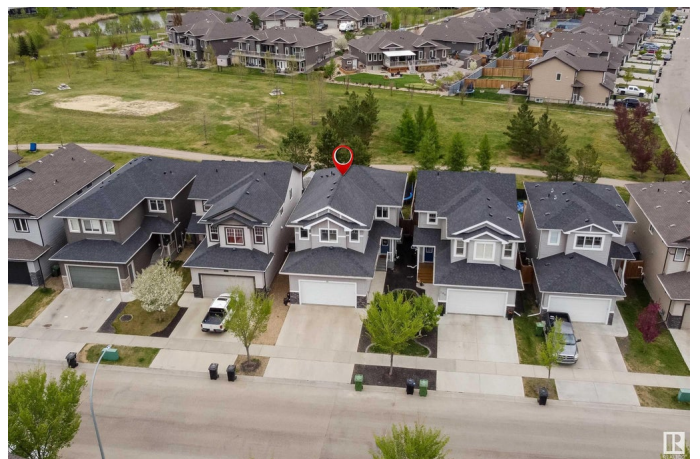
Built in 2014

## Essential Information

MLS® # E4436286

Price \$539,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,967
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	99 Ridgeland Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0P5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Gazebo, Vinyl Windows
Parking	Double Garage Attached, Heated, Insulated

### Interior

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

### Exterior

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

Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	10
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 24th, 2025 at 6:32am MDT