

## **\$449,900 - 90 Richmond Link, Fort Saskatchewan**

MLS® #E4440644

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,488 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to this spacious half duplex with a **SEPARATE ENTRANCE** and a fully finished basement, perfect for extended family or potential in-law suite. The open concept living room has a gas fireplace with custom built in shelving. The large dining room is ideal for entertaining. The kitchen offers granite countertops, stainless steel appliances, and a corner pantry. Laminate flooring flows throughout the main floor. Upstairs offers 3 bedrooms, including a generous primary suite with a 5-piece ensuite and walk-in closet. The basement features its own living space with a separate entrance and second kitchen, 4pc bath, another bedroom, and second living room offering privacy and flexibility. Updates include new hot water tank, new Euro washer/dryer combo, and apartment-style refrigerator. Outside, you'll find an oversized double detached garage and a low-maintenance yard with a deck. This home combines space, function, and updates. Close to all amenities, parks, schools, and easy access to Hwy 21.

Built in 2016

### **Essential Information**

MLS® # E4440644

Price \$449,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,488
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	90 Richmond Link
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0S5

### Amenities

Amenities	Deck, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Stove-Electric, Washer, See Remarks, Refrigerators-Two, Microwave Hood Fan-Two, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
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 June 17th, 2025 at 12:47pm MDT