

## \$369,500 - 39 Richmond Link, Fort Saskatchewan

MLS® #E4445957

**\$369,500**

3 Bedroom, 2.50 Bathroom, 1,387 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

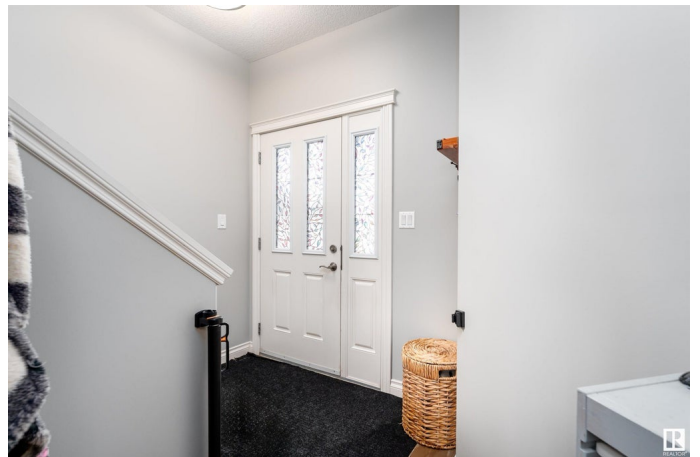
This stylish 2-storey half duplex is nestled in the heart of Southfort and offers the perfect blend of comfort, space, and convenience. With 3 bedrooms, 2.5 bathrooms, and an open-concept main floor, this home checks all the boxes. Youâ€™ll love the 9â€™ ceilings, rich engineered hardwood, and tile flooring that flow throughout. The spacious living room features a cozy gas fireplace, while the modern kitchen boasts dark cabinetry, stainless steel appliances, granite countertops, a corner pantry, and a functional islandâ€”perfect for cooking and entertaining. Step outside from the kitchen to your deck and enjoy the fully fenced backyard, ideal for morning sun and peaceful evenings. Upstairs, you'll find three generous bedrooms, including a primary suite with a 4-piece ensuite featuring dual sinks and a large walk-in closet. A 4-piece main bath and convenient upstairs laundry complete this level. The basement is spotless and ready for future development with a separate side entrance and roughd-in plumbing.

Built in 2015

### Essential Information

MLS® # E4445957

Price \$369,500



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,387
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	39 Richmond Link
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0S2

### Amenities

Amenities	Deck, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025

Days on Market                4

Zoning                            Zone 62

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Listing information last updated on July 8th, 2025 at 10:18am MDT