

# \$585,000 - 37 Eden Link, Fort Saskatchewan

MLS® #E4448241

## \$585,000

3 Bedroom, 2.50 Bathroom, 2,017 sqft  
Single Family on 0.00 Acres

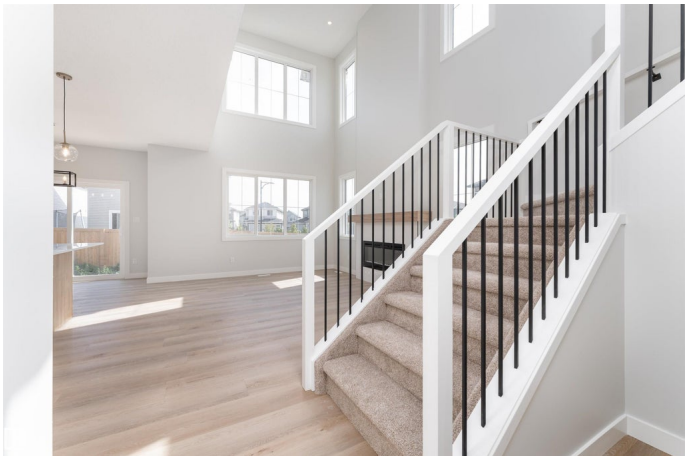
South Pointe, Fort Saskatchewan, AB

This stunning 3 bedroom, 2.5 bathroom home offers a spacious and modern layout with a double attached garage. As you enter, you'll be welcomed by a foyer leading to a den and a convenient half bathroom. Passed the den is a mudrooms with access to the garage. The open-concept living area includes a cozy living room with an electric fireplace, a well-equipped kitchen with a walkthrough pantry, and a dining room with access to the backyard. Upstairs, the primary suite features a walk-in closet and a luxurious 5-piece ensuite, while two additional bedrooms share a full bathroom. A large bonus room and an upstairs laundry room with a sink add extra convenience and space. This home seamlessly blends comfort and style, perfect for modern living. Close to many amenities including schools and shopping centers!

Built in 2025

## Essential Information

MLS® #	E4448241
Price	\$585,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,017



Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	37 Eden Link
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z2

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Win Ferguson
Middle	Rudolph Hennig
High	Fort High

### **Additional Information**

Date Listed	July 15th, 2025
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Days on Market	55
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Zoning	Zone 62
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Listing information last updated on September 8th, 2025 at 8:32am MDT