

## \$359,900 - 17 Broomfield Drive, Fort Saskatchewan

MLS® #E4432019

**\$359,900**

3 Bedroom, 1.00 Bathroom, 1,071 sqft

Single Family on 0.00 Acres

Old Fort Saskatchewan, Fort Saskatchewan,  
AB

Turn-key investment opportunity!! This well maintained, charming 1070 sq ft bungalow offers 3 beds, 1 bath and is ideally located near a golf course, scenic walking trails and all the conveniences of downtown Fort Saskatchewan. The spacious main floor offers an updated kitchen and dining area that flows into the comfortable living area. 3 generous sized bedrooms and 4 pc main bath. The finished basement offers a large rec room, versatile flex room, workshop area and ample storage and laundry space. Attached single garage. Fantastic yard space with updated decks on both the front and back of the home to enjoy. Central A/C and newer windows throughout.

Built in 1958

### Essential Information

MLS® #	E4432019
Price	\$359,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,071
Acres	0.00
Year Built	1958



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	17 Broomfield Drive
Area	Fort Saskatchewan
Subdivision	Old Fort Saskatchewan
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 2M7

### Amenities

Amenities	Air Conditioner, Deck, R.V. Storage, See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Golf Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
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 1st, 2025 at 3:03pm MDT