

## **\$899,900 - 12 Ridgeview Close, Fort Saskatchewan**

MLS® #E4435659

**\$899,900**

3 Bedroom, 2.50 Bathroom, 1,474 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to PRESTINE luxury in our South Fort's highly sought after only Homeowners Assoc. Adult Living Community in Rundle Ridge, 1475 Sq Ft. walk-out bungalow, built in 2016. Open concept, 1 Bdrm up + Den, & 2 Bdrms down. Built by Rundle Homes with all builder upgrades & meticulously maintained. In floor heating in basement & garage (fully finished). Professionally landscaped. Snow removal prog. Low maintenance landscaping-Evergreen turf. This gorgeous property features: In-floor electric heating-kitchen & pantry, under counter lighting, garburator, Huntwood Custom Cabinets, built-in vac, wall ovens (2), gas fireplace (2), granite countertops, window coverings, engineered hardwood flooring, Terrazzo porcelain tile, solar tube lights (2), bridge & pond with waterfall, extended front veranda, back deck & privacy wall, added remote windbreaker screens (2), Duradek upper decking, gas line on upper & lower deck. Backs onto bike trails & green. Welcome home!

Built in 2016

### **Essential Information**

MLS® # E4435659

Price \$899,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,474
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	12 Ridgeview Close
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0S2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Fire Pit, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Patio, Walkout Basement, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Oven Built-In-Two, Wet Bar
Heating	Forced Air-1, In Floor Heat System, Natural Gas, Water
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2

Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Private Setting, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 9th, 2025
Days on Market	14
Zoning	Zone 62
HOA Fees	805
HOA Fees Freq.	Annually

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 22nd, 2025 at 10:32pm MDT