

\$539,900 - 70 Eden Link, Fort Saskatchewan

MLS® #E4451453

\$539,900

3 Bedroom, 3.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

This beautiful 3 bedroom, 3 bathroom single family home boasts 1559 Square feet and features a double detached garage. As you walk in the front door, to your right you will find a very inviting living room with a cozy electric fire place insert mounted on the far wall. Adjacent to the living room are the dining room and kitchen with a nicely sized buffet counter, perfect for entertaining guests and family food preparation. Upstairs you will find 3 nicely sized bedrooms, with the primary bedroom complimented with a 4 pc ensuite! With the laundry room located on the same floor as all 3 bedrooms, even more convenience for all 3 occupants of those rooms. Downstairs you'll find a 1 Bedroom, 1 Bath basement suite, perfect for a second income, or guests. Conveniently located close to shopping centers and schools, this community is a perfect fit to raise a family!

Built in 2025

Essential Information

MLS® #	E4451453
Price	\$539,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,485
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	70 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	2
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

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 August 4th, 2025
Days on Market 15
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 August 19th, 2025 at 8:47pm MDT