

## \$674,900 - 39 Hillside Terrace, Fort Saskatchewan

MLS® #E4456101

**\$674,900**

4 Bedroom, 3.50 Bathroom, 1,894 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Custom built by Landover Homes, this stunning 2-storey home with a triple car garage is sure to impress from the moment you walk in! The main floor offers hardwood flooring, a bright living room with gas fireplace, dining area, kitchen with corner pantry, 2-piece bath and laundry. Upstairs features a bonus room, 3 bedrooms including the primary with walk-in closet and 4-piece ensuite, plus another full bath. The finished basement includes cork flooring, a large rec room with pool table and electric fireplace (included with the sale), bedroom, 4-piece bath and utility/storage room. Added features of this smoke and pet free home include 9' ceilings on the main and basement, Air Conditioning and Central Vacuum System. Outside, enjoy a large corner lot with composite deck with glass railing, gas BBQ line and shed. The heated triple car garage with hot/cold taps, sink and 8' doors completes the home. Ideally located near the trail system, schools, parks, shopping and amenities. Welcome home!

Built in 2010

### Essential Information

MLS® # E4456101

Price \$674,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,894                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 39 Hillside Terrace |
| Area        | Fort Saskatchewan   |
| Subdivision | South Fort          |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0E4             |

### Amenities

|           |                                                                                                                                                                                           |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                                                                   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Corner Lot, Fenced, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 14                  |
| Zoning         | Zone 62             |

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Listing information last updated on September 17th, 2025 at 10:47pm MDT