

## \$635,000 - 20 Monarch Close, Fort Saskatchewan

MLS® #E4446046

**\$635,000**

3 Bedroom, 2.50 Bathroom, 2,458 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Custom built by Landover Homes, this almost 2500 sq ft home offers numerous & extensive upgrades. A large entrance to greet guests, main floor office, and a wonderfully open concept main floor. With 9' ceilings, a chef's kitchen offering built-in double ovens, sweet butler pantry and a large island with beverage cooler, this space flows beautifully. Wall to wall windows offer views of your pie shaped backyard, while elegant Gemstone lighting outside adds sophisticated ambience, even while on your covered patio deck. Upstairs is just as impressive, featuring a bonus room, 2 spacious bedrooms, a fully serviced laundry room, and a gorgeous primary suite with walk-in closet and luxurious 5 pce ensuite. The garage is oversized at 25' x 24', fully finished AND heated. This move-in ready home includes an energy-efficient tankless hot water heater and central A/C for hot summer days. Located on a cul-de-sac in exclusive Southfort Meadows, enjoy miles of walking trails & ponds right outside your door.

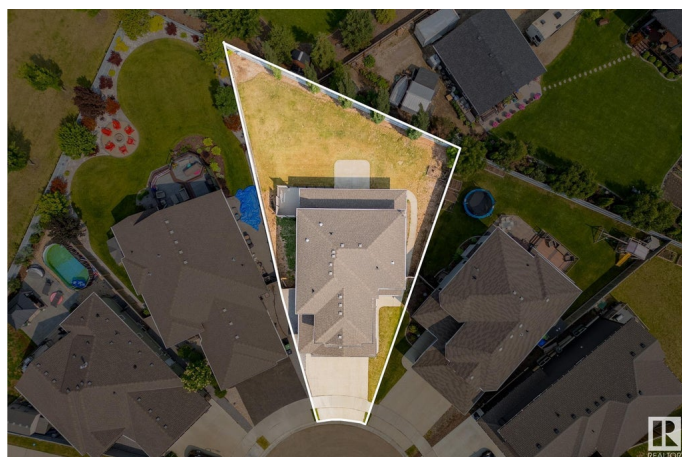
Built in 2014

### Essential Information

MLS® # E4446046

Price \$635,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,458
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20 Monarch Close
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0N9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls-2"x6", No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Countertop Gas, Washer, Wine/Beverage Cooler, Oven Built-In-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	2
Zoning	Zone 62

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Listing information last updated on July 6th, 2025 at 1:17pm MDT