

## \$385,000 - 16 Riverpointe, Fort Saskatchewan

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MLS® #E4461773

**\$385,000**

5 Bedroom, 2.00 Bathroom, 1,117 sqft

Single Family on 0.00 Acres

Pineview Fort Sask., Fort Saskatchewan, AB

Welcome to this charming bi-level, ideally located in a quiet cul-de-sac in Pineview! This home offers a fantastic layout and excellent value. Enter into a large, bright, open entryway which includes convenient access to the double attached garage. The upper floor provides a functional kitchen equipped with newer stainless steel appliances, a dedicated dining area that leads out to the great-sized backyard, and a cozy living room, perfect for relaxing. Three bedrooms and a four piece bathroom complete the upper level. The lower level is partially developed, significantly expanding your living space. It offers a good-sized second living room, two additional bedrooms, a three-piece bathroom, and a versatile den/office space with double French doors, which is perfect for a private home office, gym, or hobby room. The exterior boasts great curb appeal, featuring a beautiful curved exposed aggregate driveway with ample parking space for multiple vehicles or an RV. Welcome Home!



Built in 1996

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4461773  |
| Price    | \$385,000 |
| Bedrooms | 5         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,117                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 16 Riverpointe      |
| Area        | Fort Saskatchewan   |
| Subdivision | Pineview Fort Sask. |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 4H4             |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Fire Pit, R.V. Storage       |
| Parking   | Double Garage Attached, RV Parking |

### Interior

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

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                           |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Brick, Vinyl                                                                                           |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

Date Listed            October 10th, 2025

Days on Market      18

Zoning                Zone 62

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