

## \$479,900 - 88 Campbell Court, Fort Saskatchewan

MLS® #E4453910

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,504 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Centrally Located in South Pointe & in a "DESIRABLE LOCATION"- a Culdesac with a Large Pie-Shaped Backyard! The Main Floor features a Large Foyer & an OPEN CONCEPT! The Kitchen offers a Huge Eating Bar, an Abundance of Cabinet Space & overlooks the Spacious Dining Area & Living room. The Upstairs boasts 3 Large Bedrooms. The Primary Bedroom includes a Walk-In Closet, Spacious 4pce Ensuite w/a Soaker Tub & Walk-In Shower. The Basement features a Family/Rec room, a Bar, Laundry Area & Utility/ Storage room. The East Facing Backyard offers a Large Deck & Backs onto a Paved Lane Way!

Built in 2009

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4453910      |
| Price          | \$479,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,504         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 88 Campbell Court |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0E5           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Stories           | 2                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Back Lane, Cul-De-Sac, Fenced, Flat Site, Landscaped, Paved Lane, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 27                |
| 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 September 16th, 2025 at 1:17am MDT