

## \$470,000 - 6 Westbrook Wynd, Fort Saskatchewan

MLS® #E4436812

**\$470,000**

3 Bedroom, 2.50 Bathroom, 1,699 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

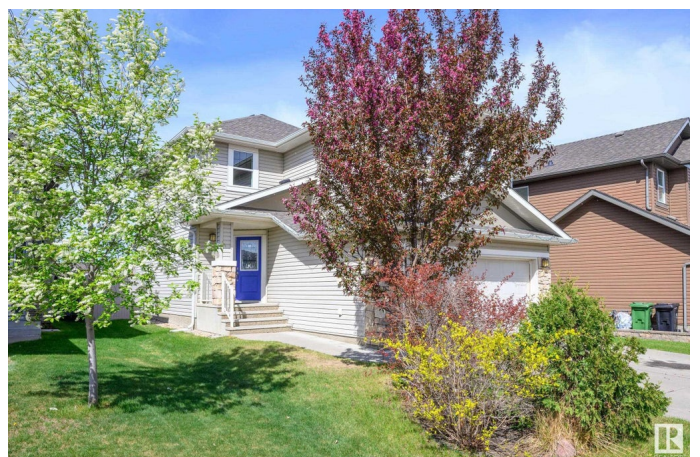
Let your story begin in this charming 3 bedroom | 2.5-bathroom home in the heart of Westpark, Fort Saskatchewan. Escape the city & embrace tranquil surroundings filled with parks, playgrounds & trails. This incredible home backs onto Neville Parry Park with fence access & is in close proximity to great schools, shops, restaurants & Freson Bros. Fresh Market. Welcoming foyer with open-to-below staircase transitions to cozy great room featuring rich hardwood floors PLUS gas F/P with mantle & built-in shelving. Enchanting kitchen showcases oak cappuccino cabinetry, black pearl granite countertops, eat-on center island, large dinette area, pantry & walk-thru laundry room to 20X22 attached dble garage. Upper-level features spacious bonus room, 2 jr. rooms, 4 pc bath & great owners suite complimented with private 4 pc ensuite & WIC. Central A/C, fully landscaped, fenced & back wood deck (w/BBQ gas line) in West facing yard to soak in all the summer sun. Basement awaits your personal touch. MUST SEE HOME!!!

Built in 2011

### Essential Information

MLS® # E4436812

Price \$470,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,699
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	6 Westbrook Wynd
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0J9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Television Connection, Vinyl Windows, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

**Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	2
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 May 18th, 2025 at 12:17am MDT