

## \$520,000 - 77 Wellington Place, Fort Saskatchewan

MLS® #E4431054

**\$520,000**

3 Bedroom, 3.50 Bathroom, 1,636 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to Your Westpark Oasis! This stunning 1,636 sq ft, fully finished 2-storey home in vibrant Westpark is move-in ready! The open-concept main floor dazzles with hardwood floors, a chef's kitchen featuring stainless steel appliances and granite countertops, plus main floor laundry, mudroom, and a 2-pc bath. Upstairs, a bright bonus room with gas fireplace, a primary suite with walk-in closet and 3-pc ensuite, two bedrooms, and a 4-pc bath await. The finished basement offers a rec room with laminate floors, a 3-pc bath, storage, and a second fridge. Loaded with upgrades: central AC, heated garage, underground sprinklers, on-demand hot water, newer shingles, and a powered 12' x 11' shed—perfect as a workshop or creative space. Entertain on the large deck and enjoy low-maintenance living. Priced at \$520,000, this gem blends luxury and function.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431054  |
| Price      | \$520,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,636                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 77 Wellington Place |
| Area        | Fort Saskatchewan   |
| Subdivision | Westpark_FSAS       |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0G3             |

### Amenities

|                |                                                                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Instant, Sprinkler Sys-Underground, Vinyl Windows, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                                                                                        |
| Parking        | Double Garage Attached, Heated                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                               |
| Fireplaces        | Corner                                                                                                                                                                                                            |
| Stories           | 3                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                               |
| Basement          | Full, Finished                                                                                                                                                                                                    |

### Exterior

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

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                         |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| 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 April 19th, 2025 at 5:17pm MDT