

## \$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
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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	4
Zoning	Zone 62

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Listing information last updated on April 20th, 2025 at 4:17am MDT