

\$669,900 - 137 Westbrook Wynd, Fort Saskatchewan

MLS® #E4421299

\$669,900

4 Bedroom, 3.50 Bathroom, 2,227 sqft
Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

This stunning 2-storey home combines a thoughtfully designed in-law suite with a walkout basement for guests, ensuring privacy with its own living space. Main floor offers 9 ft ceilings, and vinyl plank flooring. Island kitchen is equipped with ample cupboards, sleek granite countertops, walk-through pantry, and newer blue stainless steel appliances (2024). Living Room has a gas fireplace and large dining room. Garden doors open to the south facing backyard with duradeck, glass railings and a gas outlet for your BBQ. Upper level includes a large bonus room and 4 pc bathroom . The primary bedroom, complete with a walk in closet and 5-pc ensuite includes a soaker tub, walk-in shower, and dual vanities. Two additional bedrooms, both with walk-in closets. The walkout in-law suite includes a second kitchen, living room, 4th bedroom, and 4 pc bath. Upgrades: 23 Solar panels w/ critter guard, custom window shutters, concrete steps, & Gemstone Lighting. Heated double attached garage. Located across from the park!

Built in 2012

Essential Information

| | |
|--------|-----------|
| MLS® # | E4421299 |
| Price | \$669,900 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,227 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 137 Westbrook Wynd |
| Area | Fort Saskatchewan |
| Subdivision | Westpark_FSAS |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 0L2 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Patio, Walkout Basement, Solar Equipment |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Heated |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Fan-Ceiling, Garage Control, Garage Opener, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplaces | Mantel, Stone Facing |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 12th, 2025 |
| Days on Market | 54 |
| Zoning | Zone 62 |

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Listing information last updated on April 7th, 2025 at 4:02pm MDT