

\$655,900 - 137 Westbrook Wynd, Fort Saskatchewan

MLS® #E4421299

\$655,900

4 Bedroom, 3.50 Bathroom, 2,227 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

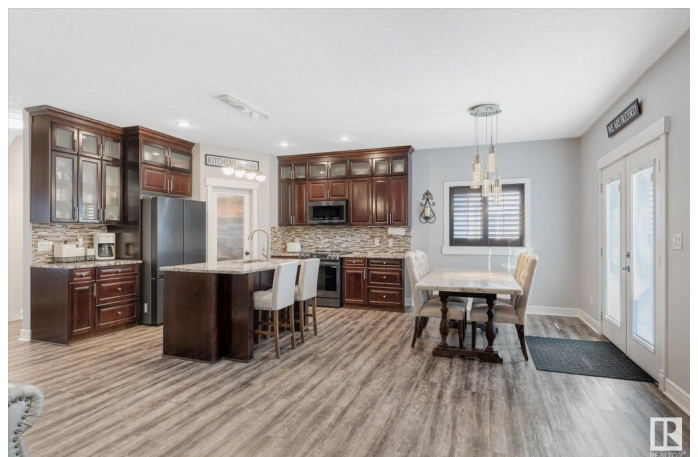
This stunning 2-storey home combines a thoughtfully designed in-law suite with a walkout basement for guests, ensuring privacy with its own living space. Main floor offers 9 ft ceilings, and vinyl plank flooring. Island kitchen is equipped with ample cupboards, sleek granite countertops, walk-through 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 \$655,900



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	80
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 3rd, 2025 at 9:02pm MDT