# \$599,800 - 45 Wynn Road, Fort Saskatchewan

MLS® #E4419282

#### \$599,800

4 Bedroom, 3.00 Bathroom, 2,062 sqft Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This brand-new residence boasts an impressive range of features. On the main floor, you'll find a den or potential fifth bedroom complete with a closet and window, serving as a flexible space for guests or overnight visitors, alongside a convenient 4-piece bathroom. The spacious kitchen is designed for families, featuring a generous island, a large pantry, and plenty of room for a stand-up freezer. The great room captivates with its 18-foot ceiling and an electric fireplace, while the upper level includes a bonus room, four bedrooms, and laundry facilities. The master suite offers a lavish 5-piece ensuite, complete with a soaker tub, dual sinks, a double shower, and a walk-in closet. There is also a side entry that allows for a possible future suite. The east-facing backyard has no homes directly behind it. With 2,063 square feet of living space, this property is located in Windsor Pointe. 98-foot deep backyard, includes stainless steel kitchen, white Washer/Dryer Show home 558 Meadowview Dr. Fort Sask

12 6

36/54 60/60 60/60 60/60

12 131.5733.55 ROUCH OPENING ( FOR FRAMER ONLY)

STITME

Built in 2025

## **Essential Information**

MLS® # E4419282 Price \$599,800

Bedrooms 4

Bathrooms 3.00 Full Baths 3

Square Footage 2,062 Acres 0.00 Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 45 Wynn Road

Area Fort Saskatchewan

Subdivision Westpark\_FSAS

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 1P3

#### **Amenities**

Amenities Ceiling 9 ft., Deck

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer,

Stove-Electric, Washer, See 3

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Direct Vent

Stories 2

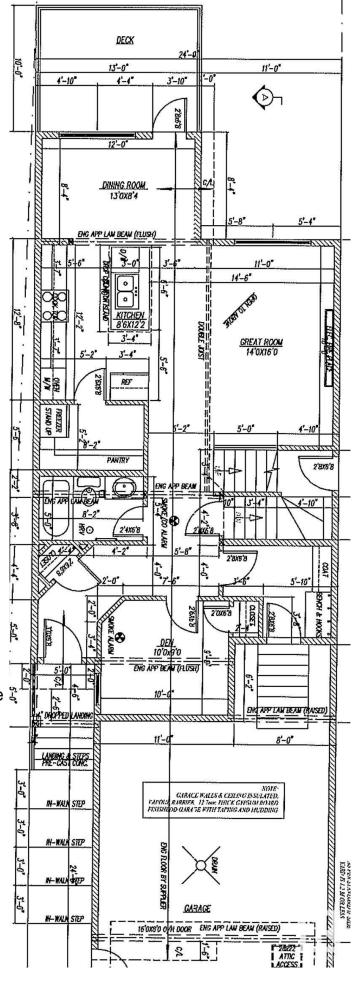
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features See Remarks
Roof Asphalt Shingles



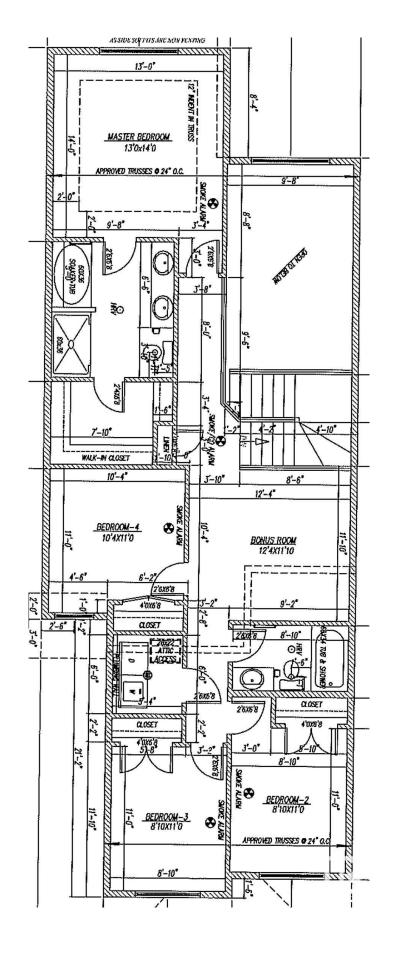
Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Date Listed January 26th, 2025

Days on Market 95

Zoning Zone 62



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 1st, 2025 at 6:32pm MDT