

## \$369,900 - 32 Wellington Place, Fort Saskatchewan

MLS® #E4433663

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Get ready to fall in love with this beautifully cared-for 3 bed, 2.5 bath half duplex! This gem features a spacious yard perfect for summer BBQs, with NO back yard neighbors! The sellers have added stunning landscaping, a shed with a base, and a natural gas BBQ hook-up for sunny cookouts. Step inside to your wonderful, air-conditioned home, greeted by durable luxury vinyl plank flooring throughout, ready to withstand pets, kids, and life's adventures! The main floor is an entertainer's dream with a spacious, open-concept living, dining, and kitchen area boasting an island and nearly new stainless steel appliances, plus a handy half bath tucked away. Upstairs, you'll find delightfully large bedrooms, including a massive primary suite with double closets and a fabulous 3-piece ensuite—perfect for winding down! The basement is complete, offering a fantastic second living area for movie nights or games. Nestled near the Fort Sask river valley trail system, restaurants, and groceries, with easy access to HWY!

Built in 2009

### Essential Information

MLS® # E4433663

Price \$369,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,313         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 32 Wellington Place |
| Area        | Fort Saskatchewan   |
| Subdivision | Westpark_FSAS       |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0G2             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Air Conditioner, Deck, Detectors Smoke |
| Parking   | Single Garage Attached                                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 7             |
| Zoning         | Zone 62       |

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Listing information last updated on May 8th, 2025 at 11:02am MDT