

## \$362,500 - 24 Wellington Place, Fort Saskatchewan

MLS® #E4446225

**\$362,500**

3 Bedroom, 2.50 Bathroom, 1,289 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this great half duplex in the desirable community of Westpark! Step inside to a freshly painted, open-concept main floor thatâ€™s bright and invitingâ€”perfect for entertaining with a spacious kitchen island and newer appliances. Upstairs offers three generously sized bedrooms, including a primary retreat with its own ensuite and his & hers closets. Enjoy the comfort of central A/C, a fully finished basement offering additional living space, and a great-sized backyard ideal for relaxing or hosting friends. Located just minutes from groceries, restaurants, scenic walking paths, and with quick access to Highway 21, this home offers the perfect blend of convenience and comfort. Whether you're starting out, downsizing, or investing, this property checks all the boxes!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446225  |
| Price          | \$362,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,289     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2009          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 24 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, Smart/Program. Thermostat, Vinyl Windows |
| Parking   | Single Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Level Land, Schools |
| Roof              | Asphalt Shingles                                   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 2              |

## Zoning

## Zone 62

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Listing information last updated on July 8th, 2025 at 10:18am MDT