

# \$464,900 - 111 Westmews, Fort Saskatchewan

MLS® #E4447993

## \$464,900

4 Bedroom, 2.00 Bathroom, 1,170 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this charming and spacious 4-bedroom, 4-level split located in the sought-after Westpark neighborhood of Fort Saskatchewan. Nestled on a generously sized lot and quiet street, this home offers the perfect blend of comfort, functionality, and location. Step inside to discover a well-designed layout that provides both privacy and open living spaces. With multiple living areas, there’s plenty of room for a growing family or those who love to entertain. Enjoy the outdoors? You’ll love being just steps away from the scenic river valley trails, perfect for walking, biking and enjoying nature. Families will appreciate the proximity to the Spray Park and nearby green spaces, making this an ideal location for kids and outdoor activities.

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447993  |
| Price          | \$464,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,170     |
| Acres          | 0.00      |
| Year Built     | 1993      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 111 Westmews      |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 3X7           |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Double Garage Attached                 |

### Interior

|              |                                                                                                                                                                    |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                          |
| Stories      | 4                                                                                                                                                                  |
| Has Basement | Yes                                                                                                                                                                |
| Basement     | Full, Finished                                                                                                                                                     |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Flat Site, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 39              |
| Zoning         | Zone 62         |

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Listing information last updated on August 24th, 2025 at 8:32am MDT