

## \$539,000 - 22 Westbrook Wynd, Fort Saskatchewan

MLS® #E4459849

**\$539,000**

4 Bedroom, 3.50 Bathroom, 1,752 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome Home! This beautifully maintained fully finished 2-storey in desirable Westpark offers the perfect blend of comfort and convenience. Backing directly onto the park, the home features 3 spacious bedrooms Up including a primary suite with a generous ensuite, plus a huge bonus room filled with natural light. Updates throughout add modern style, while the fully finished basement provides an additional bedroom, bathroom, and living space. The backyard is beautifully kept and opens right onto the parkâ€™perfect for families and outdoor enjoyment.

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459849               |
| Price          | \$539,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,752                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 22 Westbrook Wynd |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0J9           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Deck, Hot Tub |
| Parking   | Double Garage Attached         |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Finished                                                                                                        |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Playground Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 15                   |
| Zoning         | Zone 62              |

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