

## \$599,900 - 131 Westpark Way, Fort Saskatchewan

MLS® #E4430110

**\$599,900**

3 Bedroom, 3.50 Bathroom, 1,877 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This beautifully updated 2-storey home in Westpark is just a short walk to the West Riverâ€™s Edge and Kin Family Spray Park. Nearly everything has been upgraded in recent yearsâ€”windows, flooring, paint, bathrooms, kitchen, furnace, hot water tank, central A/C, shingles, siding, soffits, fascia, eaves, garage door & opener, garage heater, and more! The bright main floor features a grand entry with open-to-above ceilings, a front office, main floor laundry, 2-piece bath, and a walk-in closet by the garage. The kitchen boasts quartz counters, newer appliances, and patio doors leading to a fully fenced yard with a hot tub and large storage shed. A cozy corner gas fireplace adds warmth to the living space. Upstairs offers 3 bedrooms, including a primary with walk-in closet and 4-piece ensuite. One of the additional bedrooms also features a walk-in closet, plus a second full bath. The fully finished basement includes another gas fireplace and open space with potential for extra bedrooms and plenty of storage.

Built in 2000

### Essential Information

MLS® # E4430110

Price \$599,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,877                  |
| Acres          | 0.00                   |
| Year Built     | 2000                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 131 Westpark Way  |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4L6           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Detectors Smoke, Hot Tub, Vinyl Windows      |
| Parking   | Double Garage Attached, Front Drive Access, Heated, Insulated |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 62          |

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Listing information last updated on May 1st, 2025 at 3:47pm MDT