

# \$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	9

## Zoning

## Zone 62

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