

Courtesy Of Jonathan Seeney Of Real Broker

## \$369,900 - 32 Wellington Place, Fort Saskatchewan

MLS® #E4433663

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Get ready to fall in love with this beautifully cared-for 3 bed, 2.5 bath half duplex! This gem features a spacious yard perfect for summer BBQs, with NO back yard neighbors! The sellers have added stunning landscaping, a shed with a base, and a natural gas BBQ hook-up for sunny cookouts. Step inside to your wonderful, air-conditioned home, greeted by durable luxury vinyl plank flooring throughout, ready to withstand pets, kids, and life's adventures! The main floor is an entertainer's dream with a spacious, open-concept living, dining, and kitchen area boasting an island and nearly new stainless steel appliances, plus a handy half bath tucked away. Upstairs, you'll find delightfully large bedrooms, including a massive primary suite with double closets and a fabulous 3-piece ensuite—perfect for winding down! The basement is complete, offering a fantastic second living area for movie nights or games. Nestled near the Fort Sask river valley trail system, restaurants, and groceries, with easy access to HWY!

Built in 2009

### Essential Information

MLS® # E4433663

Price \$369,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	32 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, Deck, Detectors Smoke
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 6:02pm MDT