

\$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	5
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 October 2nd, 2025 at 12:02am MDT