

## \$669,900 - 137 Westbrook Wynd, Fort Saskatchewan

MLS® #E4421299

**\$669,900**

4 Bedroom, 3.50 Bathroom, 2,227 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

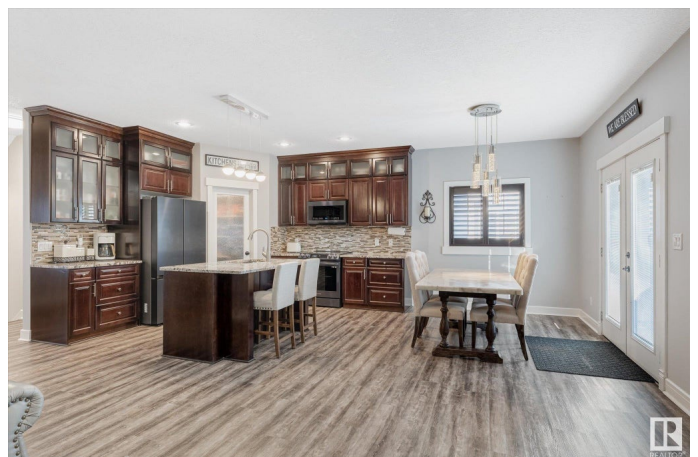
This stunning 2-storey home combines a thoughtfully designed in-law suite with a walkout basement for guests, ensuring privacy with its own living space. Main floor offers 9 ft ceilings, and vinyl plank flooring. Island kitchen is equipped with ample cupboards, sleek granite countertops, walk-through pantry, and newer blue stainless steel appliances (2024). Living Room has a gas fireplace and large dining room. Garden doors open to the south facing backyard with duradeck, glass railings and a gas outlet for your BBQ. Upper level includes a large bonus room and 4 pc bathroom . The primary bedroom, complete with a walk in closet and 5-pc ensuite includes a soaker tub, walk-in shower, and dual vanities. Two additional bedrooms, both with walk-in closets. The walkout in-law suite includes a second kitchen, living room, 4th bedroom, and 4 pc bath. Upgrades: 23 Solar panels w/ critter guard, custom window shutters, concrete steps, & Gemstone Lighting. Heated double attached garage. Located across from the park!

Built in 2012

### Essential Information

MLS® # E4421299

Price \$669,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,227                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 137 Westbrook Wynd |
| Area        | Fort Saskatchewan  |
| Subdivision | Westpark_FSAS      |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 0L2            |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Patio, Walkout Basement, Solar Equipment |
| Parking Spaces | 4                                                                              |
| Parking        | Double Garage Attached, Heated                                                 |

### Interior

|                   |                                                                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Fan-Ceiling, Garage Control, Garage Opener, Vacuum System Attachments, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                      |
| Fireplaces        | Mantel, Stone Facing                                                                                                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                                                                 |

**Exterior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                               |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                               |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 12th, 2025 |
| Days on Market | 66                  |
| Zoning         | Zone 62             |

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Listing information last updated on April 19th, 2025 at 5:02am MDT