

Courtesy Of Timothy S Baker Of RE/MAX Edge Realty

# **\$669,900 - 14 Wynn Road, Fort Saskatchewan**

MLS® #E4431145

**\$669,900**

4 Bedroom, 4.00 Bathroom, 2,560 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this stunning brand new 2 storey walkout home in desirable Westpark! Thoughtfully designed with a modern open concept layout, this home offers stylish finishes and a spacious feel throughout. The main floor boasts a bright and airy living room with an elegant electric fireplace and oversized windows, flowing seamlessly into a kitchen featuring a large center island, ample cabinetry, and generous counter space. A walkthrough pantry with a prep area connects to the well-organized mudroom with built-in shelving. A versatile den with closet and a 3 piece bathroom complete the main level. Upstairs, you'll find a spacious bonus room perfectly situated across from the laundry room, along with a luxurious primary suite featuring a 5 piece ensuite and walkthrough closet. 3 additional bedrooms and another 2 full piece bathroom provide plenty of space for the whole family. Ideally located near schools, shopping, and all amenities, this home truly has it all. Welcome home!

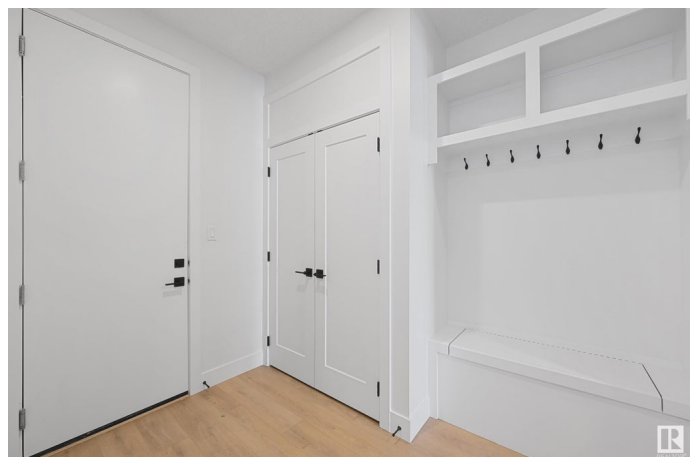
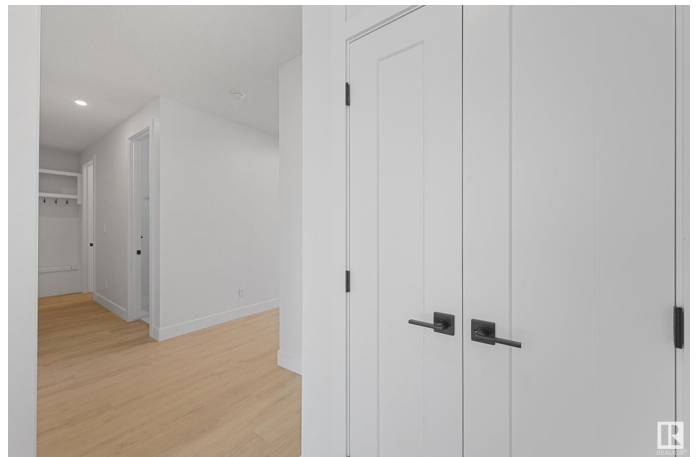
Built in 2025

## **Essential Information**

MLS® # E4431145

Price \$669,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,560                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14 Wynn Road      |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1P3           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | See Remarks                        |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Over Sized |

### Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom              |
| Appliances        | Garage Control, Garage Opener |
| Heating           | Forced Air-1, Natural Gas     |
| Fireplace         | Yes                           |
| Fireplaces        | Insert                        |
| Stories           | 2                             |
| Has Basement      | Yes                           |
| Basement          | Full, Unfinished              |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Win Ferguson   |
| Middle     | Rudolph Hennig |
| High       | Fort High      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 62          |

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Listing information last updated on May 2nd, 2025 at 3:33pm MDT