

\$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	2
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 9:31pm MDT