

## \$655,900 - 137 Westbrook Wynd, Fort Saskatchewan

MLS® #E4421299

**\$655,900**

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 \$655,900



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	79
Zoning	Zone 62

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