

## \$599,800 - 49 Wynn Road, Fort Saskatchewan

MLS® #E4440274

**\$599,800**

3 Bedroom, 3.00 Bathroom, 2,113 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Brand-new residence offers an impressive array of features. On the main level, a den or possible fourth bedroom with a closet & window serves as a versatile space for guests or overnight stays, complemented by a 4-piece bathroom. The spacious kitchen boasts a family-sized island, an expansive pantry & ample room for a stand-up freezer. The great room impresses with an 18-foot ceiling and an electric fireplace, while the upper level hosts a bonus room, 3 bedrooms & upper-level laundry. The master suite includes a luxurious 5-piece ensuite with a soaker tub, dual sinks, a double shower & a walk-in closet. Side entry for possible future suite. East facing backyard with no houses directly behind you. With 2114 square feet of space, this property is situated in Windsor Pointe, within walking distance to picturesque river valley trail system, dog park & playground. Included are stainless steel kitchen appliances & a white washer & dryer. Show home 558 Meadowview Dr. Fort Sask

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440274  |
| Price     | \$599,800 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,113                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 49 Wynn Road      |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1P3           |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Ceiling 9 ft., Deck, HRV System |
| Parking   | Double Garage Attached          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 14             |
| Zoning         | Zone 62        |

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Listing information last updated on June 18th, 2025 at 1:17pm MDT