

## \$349,900 - 22 Wellington Place, Fort Saskatchewan

MLS® #E4444971

**\$349,900**

3 Bedroom, 1.50 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

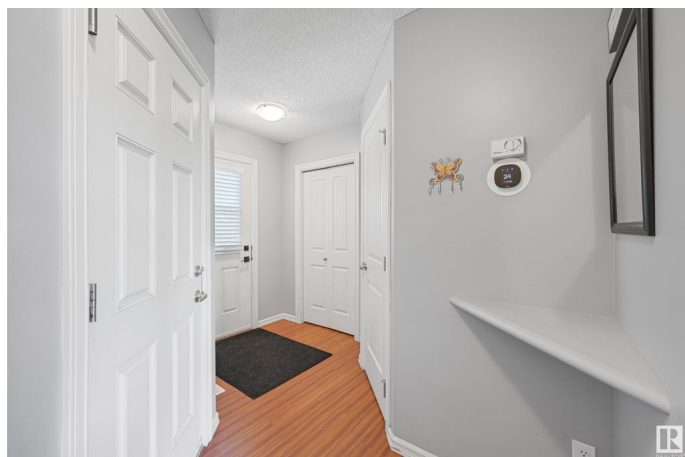
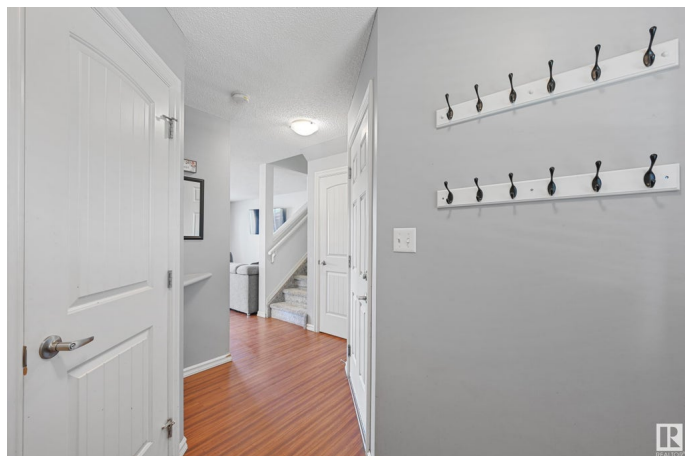
Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this charming half duplex in the heart of Westpark, Fort Saskatchewan! Offering just over 1,270 sq ft of comfortable living space, this home is perfect for first-time buyers, young families, or anyone looking for a functional and stylish layout. As you step inside, you're greeted by a welcoming front foyer, a convenient closet, and a main floor half bathroom. Down the hall, the open-concept layout features a cozy living area with an electric fireplace, a spacious kitchen with plenty of counter space and a center island. The bright dining area provides access to the backyard. Out back, you'll find a generous yard with a private deck, great for relaxing or entertaining. Upstairs offers three well sized bedrooms, including the primary, along with a full 4 piece bathroom. The basement is partially finished and hosts the laundry area. Complete with a single attached garage, this home is close to walking trails, parks, and all the amenities!

Built in 2009

### Essential Information

MLS® #	E4444971
Price	\$349,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,270
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	22 Wellington Place
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0G2

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, 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	June 28th, 2025
Days on Market	4
Zoning	Zone 62

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Listing information last updated on July 2nd, 2025 at 7:32am MDT