

Courtesy Of Ryan T Gillen Of Lux Real Estate Inc

## \$479,000 - 21 Wingate Way, Fort Saskatchewan

MLS® #E4424279

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,535 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Located in Westpark, this 1,534 sq. ft. two-story home is just steps from the scenic river valley, dog park, and baseball diamonds. It includes a 20' x 22' double detached garage with extra side storage, perfect for tools, bikes, or outdoor gear. Inside, the open-concept main floor features 9' ceilings, a cozy fireplace, and stylish vinyl plank flooring, creating a bright and welcoming space. The modern kitchen is a standout, boasting quartz counter tops, soft-close cabinetry, and stainless steel appliances, perfect for cooking and entertaining. A half-bath adds convenience, while the garden door leads to a sunny south-facing deck, ideal for BBQs and relaxing. Upstairs, the primary suite offers a walk-in closet and private ensuite, while two additional bedrooms share a full bath. A separate laundry room makes chores effortless. The full basement is ready for your personal touch—imagine a spacious rec room, extra bedroom, or a home gym. Central A/C ensures comfort all summer.

Built in 2019

### Essential Information

MLS® #	E4424279
Price	\$479,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,535
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	21 Wingate Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0W6

### **Amenities**

Amenities	Air Conditioner, Deck, Television Connection, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features	Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	31
Zoning	Zone 62

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Listing information last updated on April 6th, 2025 at 8:47am MDT