

# **\$615,000 - 90 Westpark Way, Fort Saskatchewan**

MLS® #E4435008

**\$615,000**

5 Bedroom, 3.50 Bathroom, 2,099 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome home to this meticulously maintained 2100 sq ft 2 storey. Step inside the grand foyer to view the gleaming laminate floors throughout the main & upper level, as well as the vaulted ceiling in the front family/dining rm. The open concept main living area hosts the kitchen with abundance of cabinet & quartz countertop space & SS appliances, an adjoining dining nook with sliding doors to the 13'x12' maintenance free deck, sunk in LR with gas f/p. Upstairs is the huge primary suite with a luxurious renovated (2024) 5pc ensuite with heated floor. There are 2 other good size bdrms & renovated main bth. The FF basement has new carpeting throughout the LG rec room & 2 other potential bdrms. Full bath, utility/storage/ laundry rm complete the level. Recent upgrades include furnace/A/C 2018, windows 2023 w/ 25 year transferable warranty. HUGE back yard & front have irrigation. OVER sized dble 24X26 garage will host all the toys! Close to William Casey Park and the River Valley Trail system.

Built in 1995

## **Essential Information**

MLS® # E4435008

Price \$615,000

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,099
Acres	0.00
Year Built	1995
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	90 Westpark Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 3X1

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	4
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 11th, 2025 at 4:47am MDT