

# \$455,000 - 50 Wyatt Rdg, Fort Saskatchewan

MLS® #E4449498

**\$455,000**

3 Bedroom, 2.50 Bathroom, 1,602 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Ready to move in with quick possession available! This beautifully upgraded 1,601 sq. ft. home features 9 ft ceilings on both the main floor and basement. Enjoy premium features throughout, including built-in wireless speakers, Samsung appliances, tankless hot water, HRV system, spray foam insulation in rim joists, and custom MDF shelving. The home is enhanced with an upgraded lighting package, modern countertops, and a cozy fireplace with mantle. A side entrance offers excellent potential for a future 2-bedroom basement suite. A perfect blend of style, comfort, and functionality—this home is a must-see!



Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4449498      |
| Price          | \$455,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,602         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 50 Wyatt Rdg      |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4A1           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Ceiling 9 ft., Hot Water Tankless |
| Parking Spaces | 2                                 |
| Parking        | Parking Pad Cement/Paved          |

### Interior

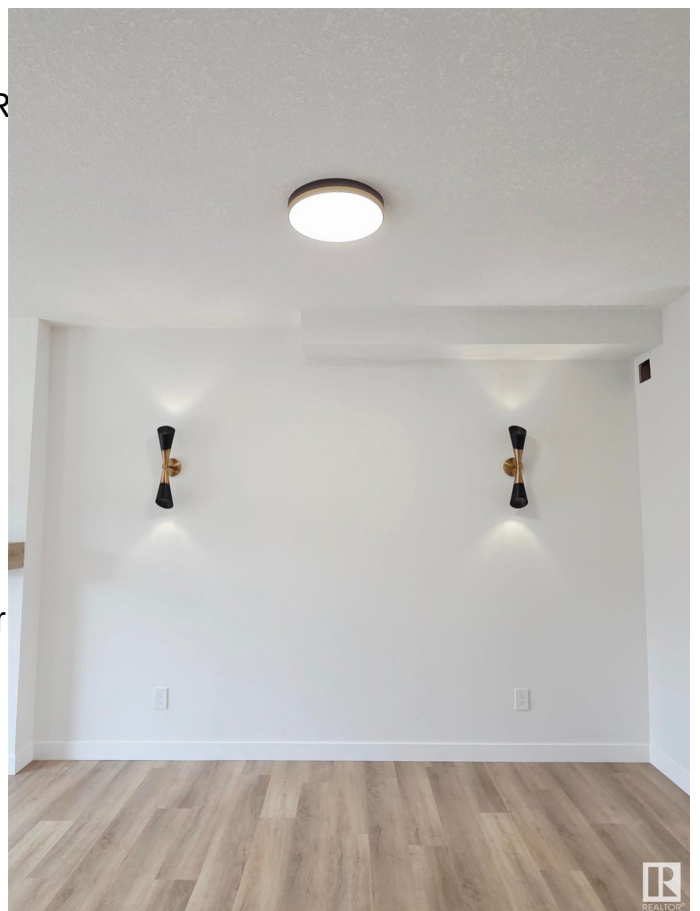
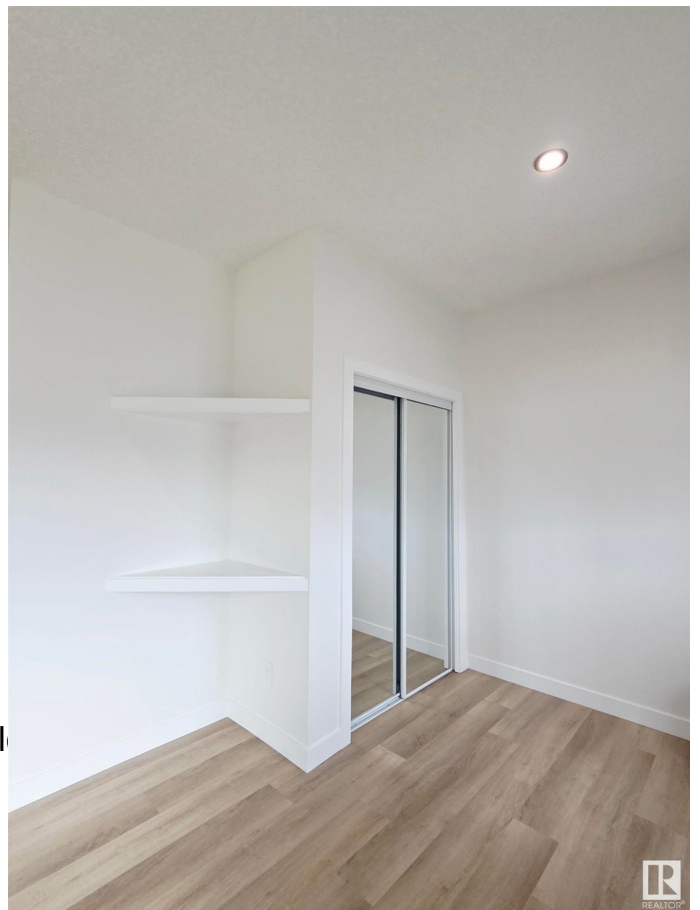
|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | ensuite bathroom                         |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator |
| Heating           | Forced Air-1, Natural Gas                |
| Fireplace         | Yes                                      |
| Fireplaces        | Heatilator/Fan                           |
| Stories           | 2                                        |
| Has Basement      | Yes                                      |
| Basement          | Full, Unfinished                         |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior          | Wood, Stone, Vinyl         |
| Exterior Features | Back Lane, Playground Near |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Stone, Vinyl         |
| Foundation        | Concrete Perimeter         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 62         |



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Listing information last updated on September 18th, 2025 at 7:17pm MDT