

# \$599,800 - 45 Wynn Road, Fort Saskatchewan

MLS® #E4419282

**\$599,800**

4 Bedroom, 3.00 Bathroom, 2,062 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This brand-new residence boasts an impressive range of features. On the main floor, you'll find a den or potential fifth bedroom complete with a closet and window, serving as a flexible space for guests or overnight visitors, alongside a convenient 4-piece bathroom. The spacious kitchen is designed for families, featuring a generous island, a large pantry, and plenty of room for a stand-up freezer. The great room captivates with its 18-foot ceiling and an electric fireplace, while the upper level includes a bonus room, four bedrooms, and laundry facilities. The master suite offers a lavish 5-piece ensuite, complete with a soaker tub, dual sinks, a double shower, and a walk-in closet. There is also a side entry that allows for a possible future suite. The east-facing backyard has no homes directly behind it. With 2,063 square feet of living space, this property is located in Windsor Pointe. 98-foot deep backyard, includes stainless steel kitchen, white Washer/Dryer Show home 558 Meadowview Dr. Fort Sask

Built in 2025

## Essential Information

MLS® #	E4419282
Price	\$599,800
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	2,062
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

## Community Information

Address	45 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
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stove-Electric, Washer, See
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

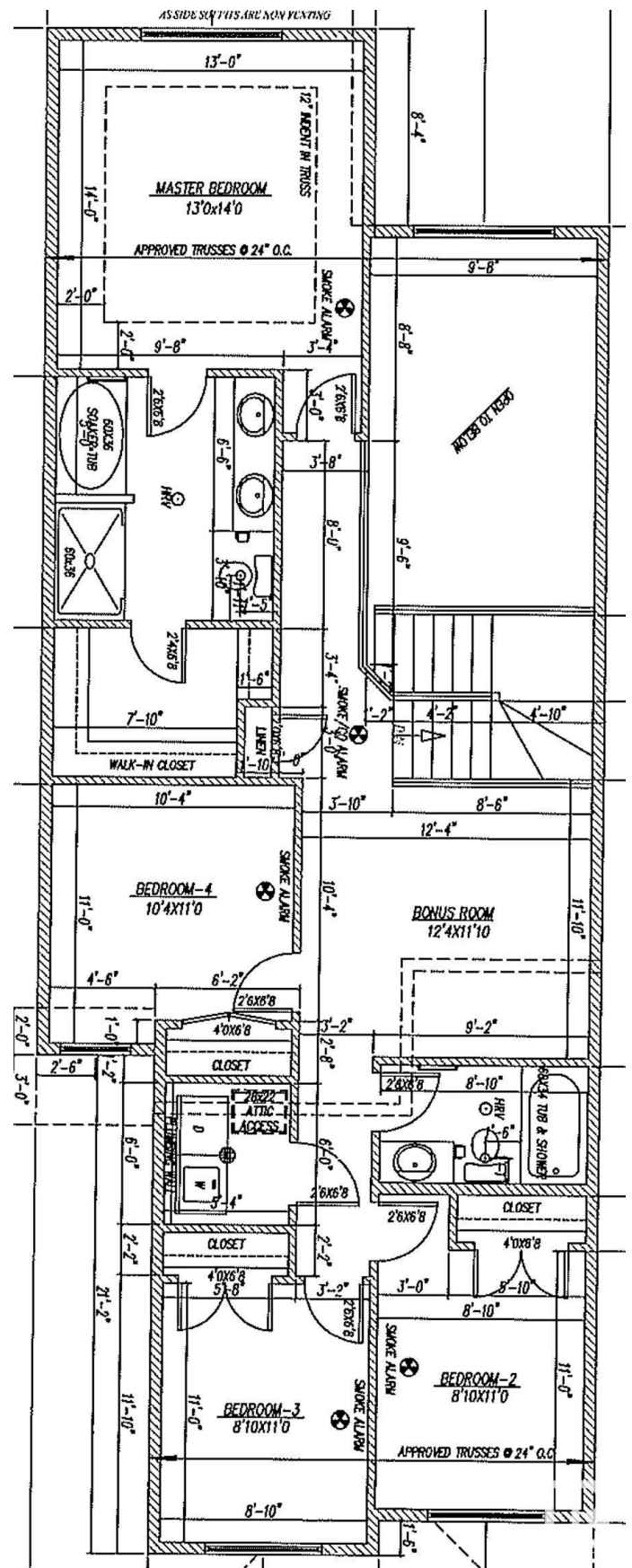
Exterior	Wood, Stone, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles



Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	January 26th, 2025
Days on Market	98
Zoning	Zone 62



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 3rd, 2025 at 11:02pm MDT