

## \$489,900 - 46 Wiltree Terrace, Fort Saskatchewan

MLS® #E4437722

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,678 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

ROLLING RIVER VALLEY VIEWS with no neighbor's behind!!! Impressive half duplex featuring an open to below foyer that creates a grand first impression. The spacious layout is ideal featuring a two-toned kitchen with quartz countertops and stainless appliances that flows seamlessly into the dining and living room area. Step outside to enjoy an extended deck space with scenic river valley views, ball diamonds and Andy's Playground. Upstairs a bright and airy bonus room offers flexible living space, you will also find the generous master bedroom with 4 pc en-suite and walk in closet, 2 additional bedrooms, convenient upper laundry room with sink and the 4 pc main bath. The basement offers a separate side entrance and a clean slate for future development. This home also includes A/C and an attached/heated double garage that fits a truck!!

Built in 2022

### Essential Information

MLS® #	E4437722
Price	\$489,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,678
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	46 Wiltree Terrace
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0X6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, River Valley View, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 22nd, 2025

Days on Market 3

Zoning Zone 62

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Listing information last updated on May 25th, 2025 at 3:17am MDT