Courtesy Of Andraea Higgins Of MaxWell Devonshire Realty

$495,000 - 40 Wiltree Terrace, Fort Saskatchewan

MLS® #E4464052

$495,000
3 Bedroom, 2.50 Bathroom, 1,704 sqft
Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

Welcome Home! This pristine half duplex has it all â€” style, comfort, and upgrades galore! Enjoy central A/C, a tankless water heater, high-efficiency furnace, upgraded lighting, and stainless steel appliances. The stunning kitchen features cabinets to the ceiling and a walk-through butlerâ€™s pantry, perfect for storage and entertaining. With 9-ft ceilings on the main and basement levels, the home feels open and airy throughout. Step outside to your maintenance-free backyard oasis with artificial turf, a composite deck, and unobstructed river valley views â€” no rear neighbors! Located close to walking trails, ball fields, playgrounds, and a fishing pond, this home offers the best of comfort and convenience. Donâ€™t miss out â€” this oneâ€™s a rare find!

Built in 2022

Essential Information

MLS® #	E4464052
Price	$495,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,704
Acres	0.00

Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	40 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, Hot Water Tankless, No Smoking Home, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
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, Low Maintenance Landscape, Playground Nearby, River Valley View, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 30th, 2025

Days on Market	4
Zoning	Zone 62

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