

# \$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   |





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