

## \$600,000 - 14 Wesleyan Court, Fort Saskatchewan

MLS® #E4447114

**\$600,000**

3 Bedroom, 2.50 Bathroom, 2,397 sqft

Single Family on 0.00 Acres

Westwood Trails, Fort Saskatchewan, AB

Welcome to 14 Wesleyan Ct located on a quiet cul-de-sac in Westwood Trails, close to the park, trails and close to schools and amenities. This newly updated home features an open floor plan with wood cabinets, a centre island, and spacious eating area. The layout flows into a large great room, with roman columns, and is completed with formal dining room or den, ideal for everyday living and entertaining. An open-to-above foyer adds a grand welcome and the vaulted bonus room upstairs offers extra versatility. The upper level includes 3 bedrooms, including a generous primary suite with a walk-in closet and a 5-piece ensuite. The home is completed with convenient main floor laundry, all new carpet, fresh paint throughout, newer shingles, modern light fixtures, a large deck, shed and hot tub rough-in already in place. The basement includes a framed-in room, ready for future development. A comfortable and functional home with space for the whole family to enjoy.

Built in 2008

### Essential Information

MLS® #	E4447114
Price	\$600,000
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,397
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	14 Wesleyan Court
Area	Fort Saskatchewan
Subdivision	Westwood Trails
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0C9

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Front Porch, No Smoking Home, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Flat Site, No Back Lane

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	18
Zoning	Zone 62

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