

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$449,680 - 69 Westpark Drive, Fort Saskatchewan

MLS® #E4438682

**\$449,680**

3 Bedroom, 2.50 Bathroom, 1,647 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to the Brooklyn, a beautifully crafted home by Pacesetter Homes in the sought-after Forest Ridge community. This 1,648 sq. ft. home offers a stunning floor plan with 3 spacious bedrooms, 2.5 half bathrooms, and a versatile bonus room, perfect for families seeking style and functionality. The kitchen features elegant two-toned cabinets, upgraded cabinet door profiles, a large island with an under-mount stainless steel sink, and a seamless flow into the nook and great room. The space is enhanced by three-panel windows that flood it with natural light, ideal for entertaining. Upstairs, enjoy the convenience of a laundry room and an open-to-above staircase. The primary suite includes a walk-in closet and a private ensuite, while two additional bedrooms provide ample space for a growing family. A separate side entrance offers flexibility for a future suite. Located in Forest Ridge. \*\*\*Under construction and will be complete by the end of July 2025, photos used are of the same home colors may vary\*\*\*

Built in 2025

### Essential Information

MLS® # E4438682

Price \$449,680

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,647
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	69 Westpark Drive
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z5

### Amenities

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 26th, 2025

Days on Market                70

Zoning                            Zone 62

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