

# \$470,000 - 50 Wyatt Rdg, Fort Saskatchewan

MLS® #E4449498

## \$470,000

3 Bedroom, 2.50 Bathroom, 1,602 sqft  
Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Ready to move in with quick possession available! This beautifully upgraded 1,601 sq. ft. home features 9 ft ceilings on both the main floor and basement. Enjoy premium features throughout, including built-in wireless speakers, Samsung appliances, tankless hot water, HRV system, spray foam insulation in rim joists, and custom MDF shelving. The home is enhanced with an upgraded lighting package, modern countertops, and a cozy fireplace with mantle. A side entrance offers excellent potential for a future 2-bedroom basement suite. A perfect blend of style, comfort, and functionality—this home is a must-see!



Built in 2025

## Essential Information

MLS® #	E4449498
Price	\$470,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,602
Acres	0.00
Year Built	2025
Type	Single Family

Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	50 Wyatt Rdg
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4A1

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Heatilator/Fan
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Playground Near
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 24th, 2025
Days on Market	7
Zoning	Zone 62



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Listing information last updated on July 31st, 2025 at 4:47am MDT