

\$349,900 - 22 Wellington Place, Fort Saskatchewan

MLS® #E4444971

\$349,900

3 Bedroom, 1.50 Bathroom, 1,270 sqft

Single Family on 0.00 Acres

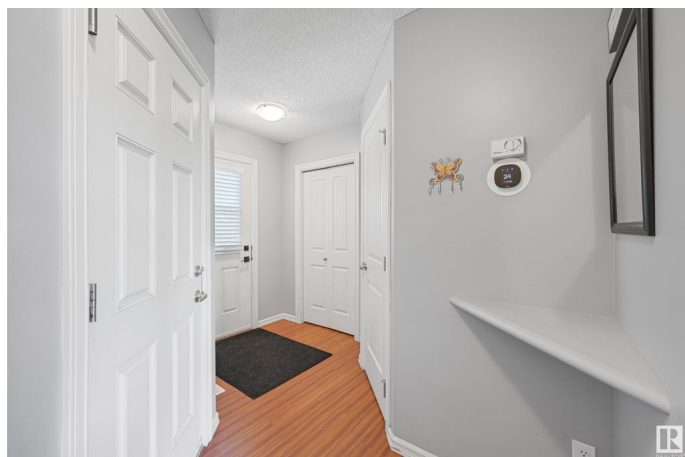
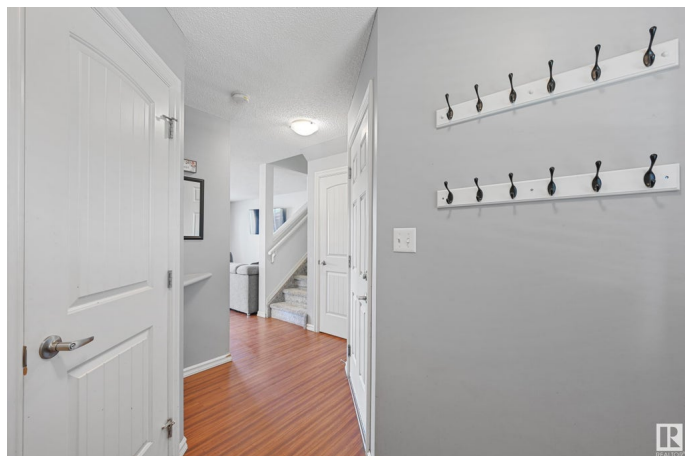
Westpark_FSAS, Fort Saskatchewan, AB

Welcome to this charming half duplex in the heart of Westpark, Fort Saskatchewan! Offering just over 1,270 sq ft of comfortable living space, this home is perfect for first-time buyers, young families, or anyone looking for a functional and stylish layout. As you step inside, you're greeted by a welcoming front foyer, a convenient closet, and a main floor half bathroom. Down the hall, the open-concept layout features a cozy living area with an electric fireplace, a spacious kitchen with plenty of counter space and a center island. The bright dining area provides access to the backyard. Out back, you'll find a generous yard with a private deck, great for relaxing or entertaining. Upstairs offers three well sized bedrooms, including the primary, along with a full 4 piece bathroom. The basement is partially finished and hosts the laundry area. Complete with a single attached garage, this home is close to walking trails, parks, and all the amenities!

Built in 2009

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4444971 |
| Price | \$349,900 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |



| | |
|----------------|---------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,270 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 22 Wellington Place |
| Area | Fort Saskatchewan |
| Subdivision | Westpark_FSAS |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 0G2 |

Amenities

| | |
|----------------|------------------------|
| Amenities | See Remarks |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------|
| Elementary | Win Ferguson |
| Middle | Rudolph Hennig |
| High | Fort High |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 28th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 62 |

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Listing information last updated on July 4th, 2025 at 4:48pm MDT