

\$599,000 - 261 Westbrook Wynd, Fort Saskatchewan

MLS® #E4459619

\$599,000

4 Bedroom, 3.00 Bathroom, 1,453 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

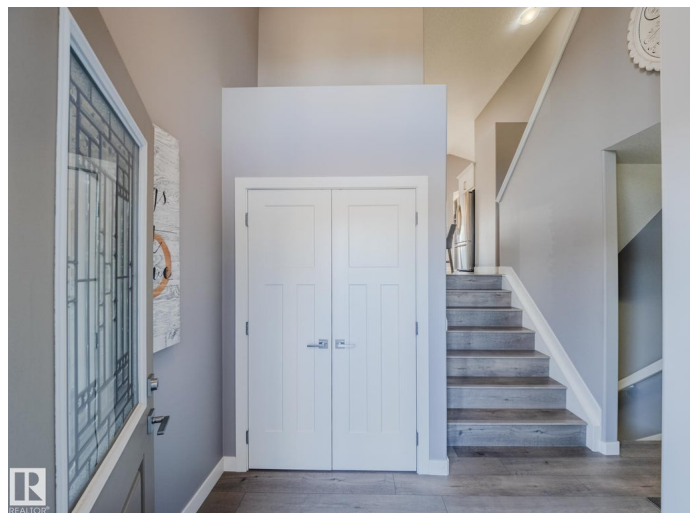
Bespoke. This beautiful, gently lived in custom bi-level walk out is best described as affordable luxury. Everywhere you turn, you will see the custom elements that make this property so beautifully crafted. As you enter you find yourself in a large greeting area with extra wide stairs giving a lofty spacious feel. As you ascend the stairs your eye is drawn to the vaulted ceilings and large windows that allow the light to spill in. The quartz countertops and high-end stainless appliances make this a chefs dream while blending beautifully with the warm luxury vinyl plank floor. The formal living room is so inviting where you can enjoy a gorgeous view and cozy up by a fire. The walk out basement makes the living space feel doubled in size with a family room, large bedroom, bathroom, laundry and storage. As you exit onto a beautiful patio and quaint, meticulously kept yard you'll find a hot tub to enjoy under a gazebo. Let's not forget the amazing, heated garage! Beautifully curated from the inside out!

Built in 2018

Essential Information

MLS® # E4459619

Price \$599,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,453
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	261 Westbrook Wynd
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T6L 0L4

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Gazebo, Hot Tub, No Animal Home, No Smoking Home, Parking-Extra, Patio, Vinyl Windows, Walkout Basement
Parking	Double Garage Attached, Heated

Interior

Appliances	Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 26th, 2025
Days on Market	9
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 5th, 2025 at 8:02pm MDT