

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                91

Zoning                            Zone 62

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Listing information last updated on August 25th, 2025 at 2:03pm MDT