

## \$559,000 - 49 Wiltree Terrace, Fort Saskatchewan

MLS® #E4458102

**\$559,000**

5 Bedroom, 3.50 Bathroom, 1,701 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Amazing turn-key, legally suited property in one of Fort Saskatchewan's best locations – walking distance to the river valley, dog park, Andy's Playground and West River's Edge. Upstairs offers 3 bedrooms, convenient upstairs laundry, a bonus room and an incredible primary suite complete with walk-in closet and luxurious 5-piece ensuite. The main floor features a private office and a spacious, bright open-concept kitchen, dining and living area perfect for everyday living and entertaining (tenant leaving end of Nov) The basement is a home-run rental suite with 2 bedrooms and a beautiful kitchen and living space, already leased for immediate income. The rear double garage has been divided so both upper and lower tenants enjoy covered winter parking. Fully legalized with basement leases in place, this property is a true turn-key money-maker – ready to generate reliable rental income from day one.

Built in 2021

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458102  |
| Price      | \$559,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,701                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49 Wiltree Terrace |
| Area        | Fort Saskatchewan  |
| Subdivision | Westpark_FSAS      |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 0X6            |

### Amenities

|                |                                                                                                                          |
|----------------|--------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows, See Remarks |
| Parking Spaces | 4                                                                                                                        |
| Parking        | Double Garage Detached                                                                                                   |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                     |
| Stories           | 3                                                                                             |
| Has Suite         | Yes                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Vinyl                                                                   |
| Exterior Features | Back Lane, Fenced, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 62              |

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Listing information last updated on September 18th, 2025 at 5:02pm MDT