

## \$598,888 - 140 Wyatt Ridge, Fort Saskatchewan

MLS® #E4462668

**\$598,888**

3 Bedroom, 2.50 Bathroom, 2,068 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This 2067 sq. ft. new construction home offers superior value and craftsmanship compared to other homes in the area. Built with high-end, modern finishes throughout, it includes features often considered upgrades by other builders. Enjoy triple-pane windows for enhanced energy efficiency, hot water on demand, and a fully finished basement stairwell (side door) for future development. Enjoy the soaring 2 story ceiling in the living room and all the natural light that comes with those windows. All appliances – including washer, dryer, and stainless steel kitchen package – are included, along with a completed deck for outdoor enjoyment. Kitchen cabinets and drawers are all soft close, and include undermount lighting. Competing builders typically provide only a \$2,500 appliance credit, leave the basement stairwell unfinished, use double-pane windows and charge extra for a deck. These key differences highlight the commitment to quality, efficiency, and long-term value that set this home apart. Welcome home.

Built in 2025

### Essential Information

MLS® # E4462668

Price \$598,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,068                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 140 Wyatt Ridge   |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 3L7           |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 4                                                                                    |
| Parking        | Double Garage Attached                                                               |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | See Remarks                                                                                               |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                          |
| Exterior Features | Flat Site, Level Land, Playground Nearby, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Stone, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 62            |

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Listing information last updated on October 24th, 2025 at 8:32am MDT