

\$495,000 - 40 Wiltree Terrace, Fort Saskatchewan

MLS® #E4464052

\$495,000

3 Bedroom, 2.50 Bathroom, 1,704 sqft
Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

Welcome Home! This pristine half duplex has it all – style, comfort, and upgrades galore! Enjoy central A/C, a tankless water heater, high-efficiency furnace, upgraded lighting, and stainless steel appliances. The stunning kitchen features cabinets to the ceiling and a walk-through butler’s pantry, perfect for storage and entertaining. With 9-ft ceilings on the main and basement levels, the home feels open and airy throughout. Step outside to your maintenance-free backyard oasis with artificial turf, a composite deck, and unobstructed river valley views – no rear neighbors! Located close to walking trails, ball fields, playgrounds, and a fishing pond, this home offers the best of comfort and convenience. Don’t miss out – this one’s a rare find!

Built in 2022

Essential Information

MLS® #	E4464052
Price	\$495,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,704
Acres	0.00



Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	40 Wiltree Terrace
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0X6

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Tankless, No Smoking Home, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby, River Valley View, Schools, Shopping Nearby, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 30th, 2025
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Days on Market 6

Zoning Zone 62

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Listing information last updated on November 5th, 2025 at 6:02pm MST