



Fort Saskatchewan

78 WYATT RG

Westpark_FSAS

T8L 0Y3

LP:

SP:

\$525,000



ACTIVE

Listing ID # E4477065
Building Type Detached Single Family
Style 2 Storey
Year Built 2023
Full Baths 3
Half Baths 1
Total Baths 3.1
Tot Flr AG SqFt 1,689.63

Sold Date
Bedrooms Above 3
Bedrooms Total 4
Basement Full
Basement Dev Fully Finished
Tot Flr AG SqM 156.97

[URL-Virtual Tour](#) [URL-Brochure](#)

Welcome to this beautifully upgraded home close to river valley trails in Fort Saskatchewan. The bright and open main floor features a dedicated dining space and a large versatile den - perfect for a home office or bedroom - while upstairs offers three comfortable bedrooms and convenient upper-floor laundry. Downstairs, a one-bedroom legal basement suite provides immediate income potential. Since purchasing, the sellers have added valuable upgrades including: some new appliances (induction stove and LG Studio dishwasher, upstairs washer and dryer), Culligan smart water softener, smart thermostat, and motion-sensor lighting. Enjoy warm summer evenings in the fully fenced backyard featuring a composite deck with aluminum railings and a charming gazebo. The exterior is complete with landscaping, a new concrete sidewalk to the side entrance, and app-controlled LED soffit lighting for a stunning modern touch. Turnkey and move-in ready!

Directions

Room	Dimensions	M	Room	Dimensions	U	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	5.20 x 5.01	M	Bedroom 3	3.16 x 3.09	U	1	2	M	No	Main		
Dining Room	2.91 x 2.23	M	Bedroom 4	4.17 x 3.02	B	2	4	U	Yes	Upper		
Kitchen	3.75 x 4.11	M	Second Kitchen	3.83 x 3.73	B	3	4	U	No	Above Grd		
Family Room						4	3	B	No	Lower		
Den	2.83 x 3.19	M				5				Below Grd	62.02	667.58
Bonus Room						6				Tot Flr AG	156.97	1,689.63
Primary Bedrm	4.31 x 4.16	U				7				# Finished	3	
Bedroom 2	3.44 x 3.10	U										

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stone, Vinyl
Flooring Carpet, Ceramic Tile, Vinyl Plank
Features Ceiling 9 ft., Gazebo, No Smoking Home, Smart/Program. Thermostat, HRV System

Construction Wood Frame
Basement Full / Fully Finished
Separate Ent Yes
2nd Suite Yes **Permit By Seller** Yes
Garage Suite No **Permit**
Garden Suite No **Permit**
Lot Shape Rectangular **Front Exposure** East
Lot Size SqM 311.04 **F x D (m)** x
Zoning
Tax Amount \$3,608.84 / 2025
Conform Type
Conform Year
Goods Excl

Goods Incl Dishwasher-Built-In, Dryer, Stacked Washer/Dryer, Stove-Electric, Washer, Refrigerators-Two, Microwave Hood Fan-Two, Stove-Induction, TV Wall Mount, Curtains and Blinds

Warranty Cert. New Home Warranty

Site Features Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby

Fireplace Yes
FP Fuel Electric
FP Type Wall Mount

Parking Parking Pad Cement/Paved

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Road Access Paved

Park Encl/Tot / **Garage Dim**

Condo Name	Fee Schedule	Floor Location	Floor#
Condo Fee		#Floors in Build	Elevator
Fee Includes		Balcony/Terrace	Min Age
		Titled Storage	
		Parking Type	
		Unit Exposure	