

## \$600,000 - 14 Wesleyan Court, Fort Saskatchewan

MLS® #E4447114

**\$600,000**

3 Bedroom, 2.50 Bathroom, 2,397 sqft

Single Family on 0.00 Acres

Westwood Trails, Fort Saskatchewan, AB

Welcome to 14 Wesleyan Ct located on a quiet cul-de-sac in Westwood Trails, close to the park, trails and close to schools and amenities. This newly updated home features an open floor plan with wood cabinets, a centre island, and spacious eating area. The layout flows into a large great room, with roman columns, and is completed with formal dining room or den, ideal for everyday living and entertaining. An open-to-above foyer adds a grand welcome and the vaulted bonus room upstairs offers extra versatility. The upper level includes 3 bedrooms, including a generous primary suite with a walk-in closet and a 5-piece ensuite. The home is completed with convenient main floor laundry, all new carpet, fresh paint throughout, newer shingles, modern light fixtures, a large deck, shed and hot tub rough-in already in place. The basement includes a framed-in room, ready for future development. A comfortable and functional home with space for the whole family to enjoy.

Built in 2008

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447114  |
| Price    | \$600,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,397                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 14 Wesleyan Court |
| Area        | Fort Saskatchewan |
| Subdivision | Westwood Trails   |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0C9           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Front Porch, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached   |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, No Back Lane |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 62         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 4:02pm MDT