

## \$598,888 - 136 Wyatt Ridge, Fort Saskatchewan

MLS® #E4462450

**\$598,888**

3 Bedroom, 2.50 Bathroom, 2,143 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this stunning 2,141 sq. ft. brand-new home, designed with modern style and everyday comfort in mind. The open-concept main floor features luxury vinyl plank flooring, an elegant electric fireplace, and a bright, contemporary kitchen complete with stainless steel appliances, quartz countertops, soft close cabinets/drawers w/undermount lights and sleek modern light fixtures. Upstairs, you'll find a convenient second-floor laundry area—washer and dryer included—, bonus room and 3 spacious bedrooms offering comfort and style. The primary bedroom has a feature wall and attached 5 pc ensuite. This energy-efficient home is built to last, with triple-pane windows and hot water on demand. Step outside to your private deck, perfect for relaxing or entertaining. The side door entrance provides excellent potential for future basement development, adding flexibility and value. Combining luxury finishes with thoughtful design, this home delivers the perfect blend of sophistication, function, and efficiency.

Built in 2025

### Essential Information

MLS® # E4462450

Price \$598,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,143                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 136 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, Vinyl Windows, HRV System |
| Parking Spaces | 4                                                                                                   |
| Parking        | Double Garage Attached                                                                              |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                            |
| Fireplace         | Yes                                                                                                  |
| Fireplaces        | Heatilator/Fan                                                                                       |
| Stories           | 2                                                                                                    |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 62            |

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Listing information last updated on October 22nd, 2025 at 6:02am MDT