

# \$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 |
|-------------|--------------------|

Days on Market 5

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 November 3rd, 2025 at 10:02pm MST