

## \$499,500 - 38 Wiltree Terrace, Fort Saskatchewan

MLS® #E4464045

**\$499,500**

3 Bedroom, 2.50 Bathroom, 1,685 sqft

Single Family on 0.00 Acres

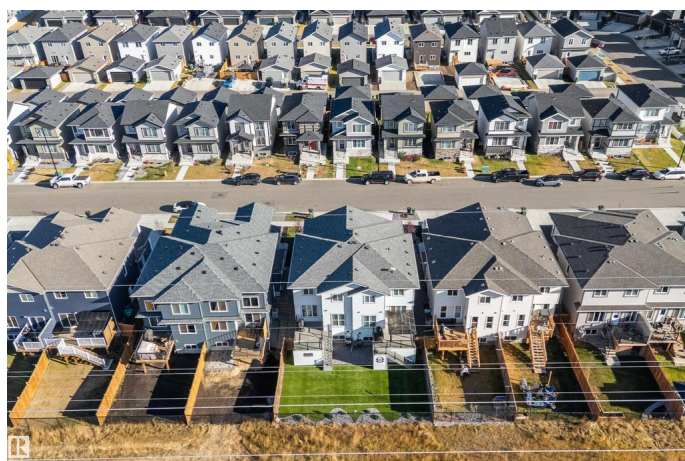
Westpark\_FSAS, Fort Saskatchewan, AB

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, upgraded backsplash tiles, and a walk-through butler’s pantry, perfect for storage and entertaining. The living room centers around a beautiful fireplace with upgraded mantel, while the primary and second bedrooms include motorized blackout blinds and upgraded carpet for a touch of luxury. 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 with a gazebo, 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® #   | E4464045  |
| Price    | \$499,500 |
| Bedrooms | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,685         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 38 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, Gazebo, Hot Water Tankless, No Animal Home, 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, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Microwave Hood Fan-Two, 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 4th, 2025 at 3:47am MST