

Courtesy Of Jonathan Seeney Of Real Broker

\$539,900 - 70 Wyatt Ridge, Fort Saskatchewan

MLS® #E4422730

\$539,900

1 Bedroom, 3.50 Bathroom, 1,547 sqft
Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

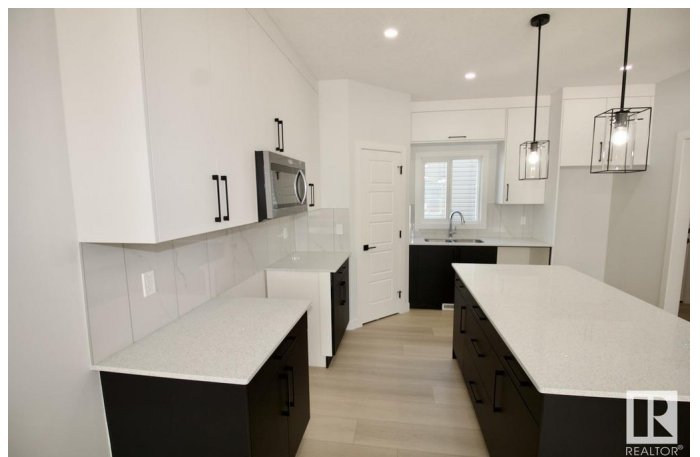
This modern 2024-built property is a perfect investment opportunity, providing cash flow from day one! Located in a prime Fort Saskatchewan area, it's within walking distance to the river valley trails, Andy's™s Playground, dog park, skating loop, mountain bike trails etc. This place offers a lifestyle of convenience and outdoor enjoyment that attracts top-tier tenants. The upper unit features 3 spacious bedrooms, 2.5 baths, an open-concept layout, with contemporary finishes including quartz countertops, stainless steel appliances, modern cabinets and huge island. Upstairs has the bedrooms including a primary with WIC and ensuite, 2nd bath and laundry. The legal basement suite boasts 1 bedroom, 1 bath, its own laundry and a separate side entrance with side walk. Behind is the large double detached garage. Both units are rented with amazing tenants until August 2025, with no unpaid or late rents. Landscaping is completed, making this property truly turnkey for investors seeking a hassle-free investment!

Built in 2024

Essential Information

MLS® # E4422730

Price \$539,900



| | |
|----------------|------------------------|
| Bedrooms | 1 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,547 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 70 Wyatt Ridge |
| Area | Fort Saskatchewan |
| Subdivision | Westpark_FSAS |
| City | Fort Saskatchewan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8L 0Y3 |

Amenities

| | |
|----------------|--------------------------------------------------------------|
| Amenities | Off Street Parking, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| Heating | Forced Air-2, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|-----------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Back Lane, Landscaped, Shopping Nearby, See Remarks |

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

Additional Information

| | |
|-------------|---------------------|
| Date Listed | February 24th, 2025 |
|-------------|---------------------|

| | |
|----------------|----|
| Days on Market | 18 |
|----------------|----|

| | |
|--------|---------|
| 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 March 14th, 2025 at 7:02am MDT