

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

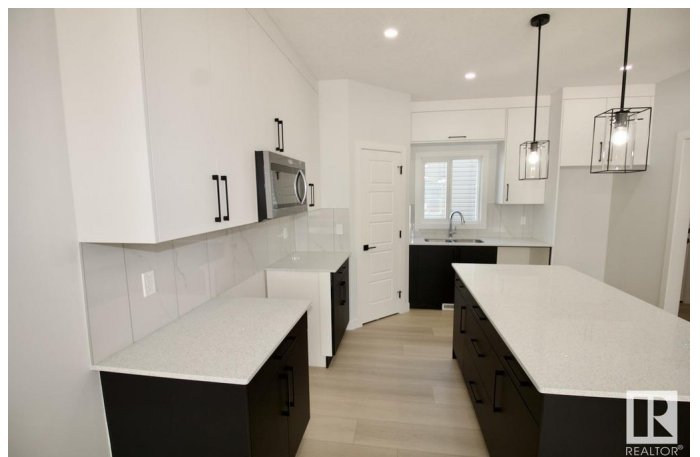
This modern 2024-built property is a perfect investment opportunity, providing cash flow from day one! Located in a prime Fort Saskatchewan area, it's within walking distance to the river valley trails, Andy's™s Playground, dog park, skating loop, mountain bike trails etc. This place offers a lifestyle 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

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Listing information last updated on March 14th, 2025 at 3:48pm MDT