

# \$319,900 - 30 Wellington Place, Fort Saskatchewan

MLS® #E4428174

**\$319,900**

3 Bedroom, 1.50 Bathroom, 1,271 sqft  
Single Family on 0.00 Acres

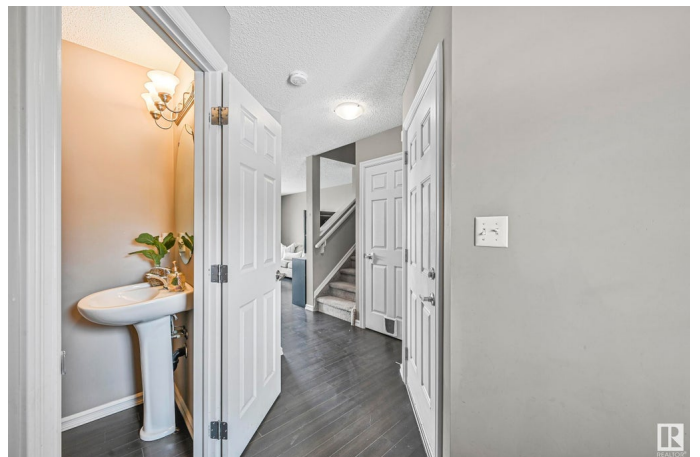
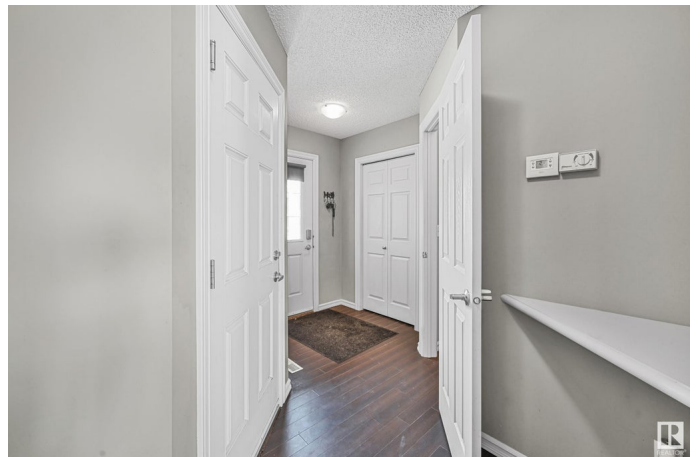
Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to 30 Wellington Place! This stunning 3-bedroom, 1.5-bath duplex is move-in ready and waiting for its next family. The home boasts a thoughtfully designed layout, featuring a spacious kitchen that seamlessly flows into the open concept living area perfect for both everyday living and entertaining. The main floor offers plenty of space, with an abundance of cabinetry and storage in the kitchen, stylish laminate flooring, and large windows that flood the home with natural light. Upstairs, you'll find generously sized bedrooms that provide comfort and privacy for everyone. The full bathroom includes a deep soaker tub, ideal for relaxing after a long day. The primary bedroom is a true retreat, offering a fabulous amount of space and a generous walk-in closet. Don't miss out on this fantastic opportunity 30 Wellington Place is ready to welcome you home!

Built in 2009

## Essential Information

MLS® #	E4428174
Price	\$319,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,271
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	30 Wellington Place
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0G2

### **Amenities**

Amenities	On Street Parking, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 29th, 2025

Days on Market 6

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 April 4th, 2025 at 12:18pm MDT