

## \$585,000 - 14 Wesleyan Court, Fort Saskatchewan

MLS® #E4447114

**\$585,000**

3 Bedroom, 2.50 Bathroom, 2,397 sqft

Single Family on 0.00 Acres

Westwood Trails, Fort Saskatchewan, AB

Welcome to 14 Wesleyan Court in Westwood Trails - a beautifully updated family home tucked in the middle of a quiet cul-de-sac, just steps from parks, trails, and schools with quick commuter access and year-round convenience. Inside, youâ€™re greeted by an open-to-above foyer and flowing layout with wood cabinetry, a centre island, and a spacious dining area that opens into a bright great room with elegant roman columns. A versatile front flex room works perfectly as a formal dining space or home office. Upstairs, a vaulted bonus room offers plenty of extra living space, while the primary suite features a walk-in closet and 5-piece ensuite. Two additional bedrooms, fresh paint, new carpet, updated light fixtures, and newer shingles complete the move-in-ready feel. Out back, enjoy the wide open view with no direct rear neighbours, a large deck, storage shed, and hot tub rough-in already in place - ready for your personal touch!

Built in 2008

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447114  |
| Price     | \$585,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,397                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14 Wesleyan Court |
| Area        | Fort Saskatchewan |
| Subdivision | Westwood Trails   |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0C9           |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Front Porch, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                                                                             |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                          |
| Fireplaces        | Mantel                                                                                       |
| Stories           | 2                                                                                            |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Unfinished                                                                             |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Vinyl                                 |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, No Back Lane |
| Roof              | Asphalt Shingles                            |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 126             |
| Zoning         | Zone 62         |

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Listing information last updated on November 13th, 2025 at 7:32am MST