

## \$480,000 - 34 Wisteria Lane, Fort Saskatchewan

MLS® #E4460755

**\$480,000**

4 Bedroom, 3.00 Bathroom, 1,260 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to 34 Wisteria Lane, a bright and modern 1,260 sq ft 2-storey home in Fort Saskatchewan. The open-concept main floor is perfect for entertaining, featuring a gorgeous updated kitchen with stylish cabinets, new hardware, and brand-new stainless steel appliances. A cozy gas fireplace anchors the living space, while large windows fill the home with natural light. Upstairs, enjoy plush new carpet throughout 3 bedrooms, including a primary with walk-in closet and full ensuite. The finished basement offers a games area, 4th bedroom, laundry, and half bath—ideal for extra living space. Additional upgrades include newer shingles (2 years old) and a high-efficiency furnace. Step outside to enjoy your private backyard and spacious deck, perfect for summer evenings. Complete with a double attached garage, this move-in ready home blends comfort, style, and convenience.

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460755  |
| Price      | \$480,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,260                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 34 Wisteria Lane  |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0B4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Corner, Mantel, Stone Facing                                                                                                                                     |
| Stories           | 3                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 62           |

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Listing information last updated on October 14th, 2025 at 5:17pm MDT