



Area/City	Fort Saskatchewan	List Date	7/7/2026	E4497479	
Community	Westpark_FSAS	Pending Until			
Postal Code	T8L 4S3	Time Clse/Hrs	/		
Zone	62	Conform Report	/	LI \$	
Building Type	Detached Single Family	Tax Amt/Yr	\$3,629.88 / 2025	LI Yr	
Yr Built/Eff Yr	2007 /	Restrictions		Zero Lot Line	No
Style	Bi-Level	None Known			
Plan/Blk/Lot	0622667 / 21 / 10				
Unit/UF	/	Baths/Ensuites	3.0 / 1	Add'l Rms	0
Linc #	0031713761	Beds/Beds Ab.	6 / 3		
Title to Land	Fee Simple	Prop. Condition		 Schedule a Showing	
Zoning					

 Schedule a Showing

Please text or use Showing Time to confirm appointments. Seller will provide title insurance in lieu of an RPR.

Beautiful bi-level, offering 6 bedrooms (3 up, 3 down) and 3 full 4-piece bathrooms—an incredible fit for a growing or multi-generational family. The spacious primary bedroom includes a walk-in closet, while the beautifully renovated kitchen features plenty of cabinetry and counter space, quartz countertops, and patio doors that open to a gorgeous deck overlooking the landscaped, fenced backyard with a concrete patio—perfect for family gatherings and summer fun. The open-concept kitchen flows seamlessly into the dining area and living room, creating a warm and inviting space for everyday living and entertaining. The fully finished basement offers a second kitchen, making it ideal for an in-law suite or extended family. Enjoy year-round comfort with central A/C, and take advantage of the double attached garage with 220 wiring. Updates include new kitchen, new plank flooring throughout, fresh paint, and new shingles (2023). This is a truly wonderful family home filled with space, style & versatility!

Living Room	4.35x3.24	M	Bedroom 3	3.45x3.20	M	Bath	Lvl	#Pcs	Ens	Level	SqM	SqFt
Dining Room	4.22x2.52	M	Bedroom 4	3.24x3.02	B	1	M	4	Yes	Main Level		
Kitchen	6.16x3.65	M	Bedroom	3.59x2.76	B	2	M	4	No	Upper		
Family Room	4.41x3.82	B	Bedroom	3.58x2.84	B	3	B	4	No	Above Grade	122.31	1,316.54
Den			Laundry Room	4.27x3.23	B	4				Lower Level		
Bonus Room						5				Below Grade	97.77	1,052.40
Primary Bedroom	4.0x3.84	M				6				Total A.G.	122.31	1,316.54
Bedroom 2	3.33x2.94	M				7				Finished Lvl's	2	

Heat Source	Natural Gas	Heat Type	Forced Air-1	Basement	Full / Fully Finished
Roof	Asphalt Shingles			Separate Ent.	2nd Suite No Permit
Foundation	Concrete	Construction	Wood Frame	Garden Suite	Permit
Exterior	Brick, Vinyl			Garage Suite	Permit Front Exp. W
Features	Air Conditioner, Deck, Parking-Extra, Vinyl Windows, See Remarks			Lot SqM	515.05
				Lot Shape	Rectangular
				Tot. Ac.	F x D (m) x
				Flooring	Vinyl Plank

Goods Incl.	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two	F/P	No	F/P Fuel	
		F/P Type			

Goods Excl.		HOA	No	Fee		Sched	
		Fee Incl					

Site	Fenced, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks	Warranty	
-------------	--	-----------------	--

Parking	Total 5 Double Garage Attached	Rd Access	Paved
Encl.		Grge Dim.	6.68x5.54

Condo Name	Floor Location	Floor #	# Floors Bldg
Condo Fee	Unit Exp.	Balcony/Terrace	Elevator
Fee Includes	Park Plan	Desc/Unit/UF	/ /
	Stall #	Encl. Park	Min. Age
	Titled Storage	Strg Unit	
	Prop Mgmt/#		/

Seller Name	Kirk McFadyen	Appt:	Must Confirm Appointment	Appt Name	Heidi
List Agent 1	Heidi Gillespie - Ph: 780-718-7502			Appt Ph#	780-718-7502
Agent Email	heidigillespie55@gmail.com			Occupancy	Seller
List Office 1	Royal LePage Prestige Realty - Off#: 780-464-7240	Ownership	Private		
List Agent 2		Possession		Days	30
List Office 2		Input Date	7/7/2026 1:16 PM	Notes	Neg
Co-Op Comm	3.5 on the first \$100,000. & 1.5% on the balance	SRR Y/N	No	Exclusion	No
				Excl. Date	
				DOM	0
				CDO	0

Terms of Cond	Buyer Agent 1
Sold Date	Buyer Office 1
Sold Price	Buyer Agent 2
Completion Date	Buyer Office 2