

## \$399,900 - 33 Calvert Wynd, Fort Saskatchewan

MLS® #E4449023

**\$399,900**

3 Bedroom, 3.50 Bathroom, 1,411 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

Welcome to this beautifully maintained semi-detached 2-storey home offering 1,400 square feet of AIR CONDITIONED living space. Featuring 3 spacious bedrooms, including a primary bedroom boasting a luxurious 4-piece ensuite, & a total of 3.5 bathrooms, this residence is perfect for families or anyone seeking a balance of style and functionality. The main floor features an inviting open-concept living room with a cozy corner fireplace & large windows that flood the space with an abundance of natural light. The modern kitchen includes a convenient walk-in pantry, island with LED lighting & patio doors that lead directly to your private deck – perfect for outdoor dining & relaxation. The fully finished basement offers plenty of additional storage space and versatile living options. A single attached garage completes this home, providing secure parking and extra storage. Located in a friendly neighborhood close to schools, parks, and shopping, this home combines convenience with comfort. Welcome Home!

Built in 2009

### Essential Information

MLS® # E4449023

Price \$399,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,411         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 33 Calvert Wynd   |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0C3           |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                                                           |
| Parking        | Single Garage Attached                                                                      |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                         |
| Fireplaces        | Corner                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                              |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                         |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                    |
| Construction      | Wood, Vinyl                                                                         |
| Foundation        | Concrete Perimeter                                                                  |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Win Ferguson Elementary |
| Middle     | SouthPointe School      |
| High       | Fort Saskatchewan High  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 62         |

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Listing information last updated on August 3rd, 2025 at 7:02am MDT