

## \$355,000 - 140 Calvert Wynd, Fort Saskatchewan

MLS® #E4457767

**\$355,000**

2 Bedroom, 2.50 Bathroom, 1,110 sqft

Single Family on 0.00 Acres

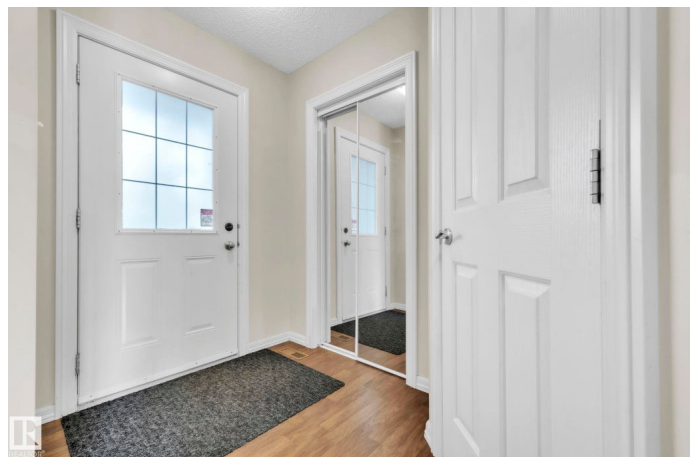
South Pointe, Fort Saskatchewan, AB

Welcome to this 2 storey 1/2 duplex offering comfort and convenience in a great location! Step inside the bright and open main floor plan where you'll find a spacious living room and a well designed kitchen with an island, perfect for meal prep and casual dining. The large eating area features patio doors that open to a deck and a fully fenced south facing yard -ideal for enjoying sunny afternoons and entertaining outdoors. A convenient powder room completes the main level. Upstairs, you'll love the two generous bedrooms, one with its own ensuite, both with walk in closets, providing privacy and flexibility for roommates, guests or family. The fully finished basement offers even more living space, whether you need a rec room, home office or fitness area. A single attached garage adds everyday convenience. Located within walking distance to recreation, parks and all amenities, this home is perfect for anyone looking for comfort and lifestyle in one package.

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457767  |
| Price     | \$355,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,110         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 140 Calvert Wynd  |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0E6           |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Vinyl Windows    |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 3                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

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

**Additional Information**

Date Listed                September 13th, 2025  
Days on Market        45  
Zoning                    Zone 62

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