

## \$349,800 - 30 Calvert Wynd, Fort Saskatchewan

MLS® #E4430240

**\$349,800**

2 Bedroom, 1.50 Bathroom, 1,406 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

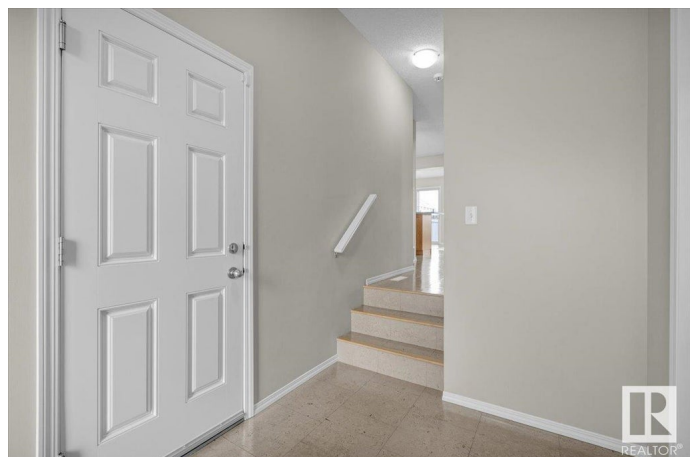
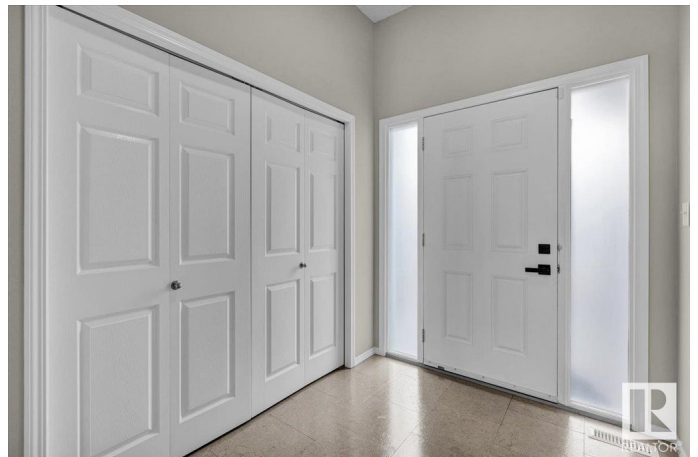
Welcome Home! Step inside to a spacious entryway featuring an oversized closet. The main floor offers an open-concept layout with a beautiful kitchen, complete with newer appliances and a generous island overlooking a bright dining area. The cozy living room is anchored by a stunning corner natural gas fireplace and large windows that flood the space with natural light. Upstairs, you'll find a versatile office space/potential 3rd bedroom, a well-sized second bedroom, and a spacious primary bedroom that includes a walk-in closet and an adjoining 4-piece bathroom with a luxurious 6-ft soaker tub and separate stand-up shower. The unfinished basement is a blank canvas, ready for your personal touch, with roughed-in plumbing for a future bathroom and a tucked-away laundry area. Enjoy peace of mind and significant savings with recent upgrades including a brand-new furnace (2025), tankless hot water system (2024), washing machine (2024), and dryer (2023). This home has everything you needâ€”and more!

Built in 2008

### Essential Information

MLS® # E4430240

Price \$349,800



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,406
Acres	0.00
Year Built	2008
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	30 Calvert Wynd
Area	Fort Saskatchewan
Subdivision	South Pointe
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0C3

### **Amenities**

Amenities	Hot Water Tankless, Natural Gas BBQ Hookup
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 10th, 2025  
Days on Market       8  
Zoning                 Zone 62

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