

## \$409,900 - 116 Elliott Wynd, Fort Saskatchewan

MLS® #E4465220

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

South Pointe, Fort Saskatchewan, AB

SouthPointe is a modern, family-friendly neighbourhood, offering a quiet, safe, and affordable living environment with easy access to parks, trails, constructed ponds, schools, shopping, healthcare, and recreational amenities like golf courses and the river valley! Spanning approx. 1548 SQFT, the Kenton-Z offers a thoughtfully designed layout and modern features. As you step inside, you'll be greeted by an inviting open-concept main floor that seamlessly integrates the living, dining, and kitchen areas. Abundant natural light flowing through large windows creating a warm atmosphere for daily living and entertaining. Upstairs, you'll find three spacious bedrooms that provide comfortable retreats for the entire family. The primary bedroom is a true oasis, complete with an en-suite bathroom for added convenience. PLUS A SEPARATE SIDE ENTRANCE & A \$5000 BRICK CREDIT! \*\*PLEASE NOTE\*\* PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Built in 2025

### Essential Information

MLS® # E4465220

Price \$409,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,602                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 116 Elliott Wynd  |
| Area        | Fort Saskatchewan |
| Subdivision | South Pointe      |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 1R8           |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Deck                     |
| Parking Spaces | 2                        |
| Parking        | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                    |
| Exterior Features | Flat Site, Golf Nearby, Not Fenced, Not Landscaped, Playground |

|              |                                               |
|--------------|-----------------------------------------------|
|              | Nearby, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                              |
| Construction | Wood, Vinyl                                   |
| Foundation   | Concrete Perimeter                            |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 8th, 2025 |
| Days on Market | 10                 |
| Zoning         | Zone 62            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 18th, 2025 at 6:47pm MST