

## \$355,000 - 35 Galloway Wynd, Fort Saskatchewan

MLS® #E4457605

**\$355,000**

4 Bedroom, 3.50 Bathroom, 1,229 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to 35 Galloway Wynd in the growing City of Fort Saskatchewan. Fantastic 2 Storey Half Duplex with an Attached Single Garage & Front Driveway. Open concept main floor with lots of natural light in the living room & a corner gas fireplace, great counter-top space in the kitchen, patio doors off the dining area, a 2pc bathroom & access to the attached garage. Upstairs the primary bedroom offers a 3pc ensuite, 2 additional bedrooms and a 4pc bathroom. The basement features a 4th bedroom with a 3pc ensuite, excellent storage space & laundry/utility room. Large pie-shaped fenced yard with a 2 tier back deck perfect for outdoor entertaining. All this is conveniently located near Schools, DOW, Hospital, Shopping, Restaurants, Trails & Parks. Plus easy access to Highways 21 & 15 and with a short commute to Edmonton & Alberta's Industrial Heartland. Perfect property for any 1st Time Home Buyer!!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4457605  |
| Price      | \$355,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,229         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 35 Galloway Wynd  |
| Area        | Fort Saskatchewan |
| Subdivision | South Fort        |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0A3           |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                  |
| Parking        | Front Drive Access, Insulated, Single Garage Attached              |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Corner, Insert, Mantel                                                                                                                |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Partially Finished                                                                                                              |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                               |
| Exterior Features | Fenced, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 24                   |
| Zoning         | Zone 62              |

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Listing information last updated on October 6th, 2025 at 4:47am MDT