# \$614,900 - 2 Woodbridge Link, Fort Saskatchewan

MLS® #E4422270

#### \$614,900

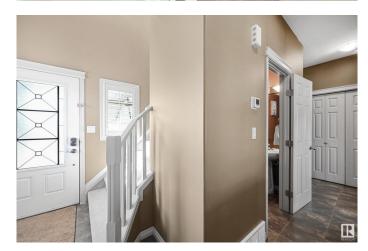
5 Bedroom, 3.50 Bathroom, 1,938 sqft Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this exceptional 1,938 sq. ft. home, situated on a sought-after corner lot in the prestigious Westpark community of Fort Saskatchewan. This immaculately maintained property offers five spacious bedrooms including a large primary bedroom and three and a half bathrooms and including an en-suite with double sinks. The fully finished basement adds extra living space, perfect for a home theater, gym, or recreation area. The home features a double attached 30 foot deep tandem heated garage, offering plenty of space for multiple vehicles as well as additional storage. Stay comfortable year-round with the added benefit of central air conditioning. Outside, the professionally landscaped yard provides a beautiful and tranquil environment, ideal for family gatherings or quiet relaxation. Being located on a corner lot, the property enjoys enhanced privacy and an abundance of natural light. This home combines luxury and functionality with a modern open layout and high-quality finishes throughout.







Built in 2009

## **Essential Information**

MLS® # E4422270 Price \$614,900 Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,938

Acres 0.00

Year Built 2009

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2 Woodbridge Link

Area Fort Saskatchewan

Subdivision Westpark\_FSAS

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 0H1

#### **Amenities**

Amenities Air Conditioner, Deck, Exterior Walls- 2"x6", Front Porch, No Animal

Home, No Smoking Home, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached, Tandem

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer, Window Coverings,

Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Corner Lot, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, Level Land, No Back Lane, Picnic Area, Playground

Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

#### **Additional Information**

Date Listed February 20th, 2025

Days on Market 59

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 April 20th, 2025 at 3:02am MDT