

## \$419,000 - 44 Woodbridge Link, Fort Saskatchewan

MLS® #E4452097

**\$419,000**

3 Bedroom, 3.50 Bathroom, 1,479 sqft

Single Family on 0.00 Acres

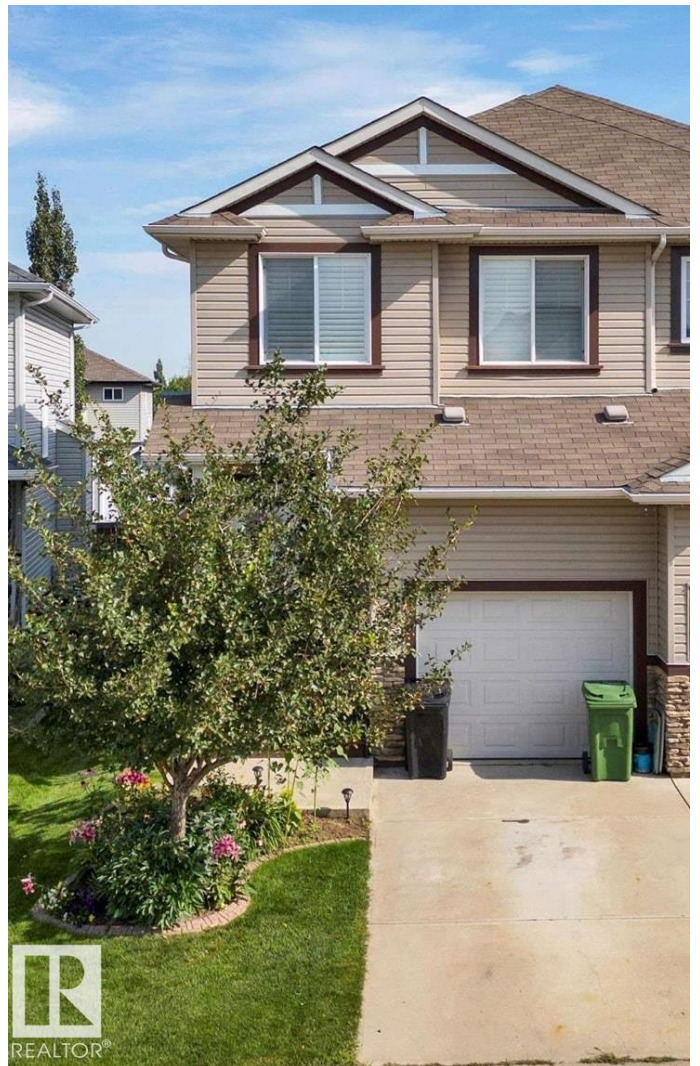
Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this beautifully maintained home in a prime location, just steps from a spray park, bike trails, and an off-leash dog park—perfect for active families and pet lovers! Enjoy nearby boat launch access for weekends on the water. Inside, the home features a granite countertop kitchen, new microwave with transferable warranty, and air conditioning for year-round comfort. A commercial-grade 65-gallon water tank (with warranty) and a humidifier-powered furnace ensure efficient living. The furnace and ducting are regularly maintained for peace of mind. Outdoor living shines with a natural gas BBQ hookup and BBQ included, plus a garden shed for extra storage. The garage door opener, newly installed in 2024 by Overhead Door, adds modern convenience. Exceptional home in an unbeatable location!

Built in 2014

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452097  |
| Price          | \$419,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,479     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2014          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 44 Woodbridge Link |
| Area        | Fort Saskatchewan  |
| Subdivision | Westpark_FSAS      |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 0H8            |

### **Amenities**

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Barbecue-Built-In, Deck, Front Porch, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Single Garage Attached                                                                     |

### **Interior**

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                    |
| Fireplaces        | Insert                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                         |

### **Exterior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                 |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Vinyl                                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 8th, 2025  
Days on Market                77  
Zoning                              Zone 62



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