

# \$439,000 - 44 Woodbridge Link, Fort Saskatchewan

MLS® #E4452097

**\$439,000**

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 parkâ€”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	\$439,000
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                2

Zoning                            Zone 62

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