

## \$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	71
Zoning	Zone 62

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