

\$419,000 - 44 Woodbridge Li, Fort Saskatchewan

MLS® #E4452097

\$419,000

3 Bedroom, 4.00 Bathroom, 1,479 sqft
Single Family on 0.08 Acres

Westpark_FSAS, Fort Saskatchewan, Alberta

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! (id:6289)

Built in 2014

Essential Information

Listing #	E4452097
Price	\$419,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,479
Acres	0.08
Year Built	2014



Type	Single Family
Sub-Type	Freehold

Community Information

Address	44 Woodbridge Li
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
Province	Alberta
Postal Code	T8L0H8

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Park/reserve
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Humidifier, Microwave Range Hood Combo, Refrigerator, Storage Shed, Stove, Washer, Window Coverings, See remarks
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes

Listing Details

Listing Office	MaxWell Riverside Realty
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