

\$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 88
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 November 4th, 2025 at 12:02pm MST