

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

MLS® #E4465390

\$419,000

3 Bedroom, 3.50 Bathroom, 1,470 sqft

Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

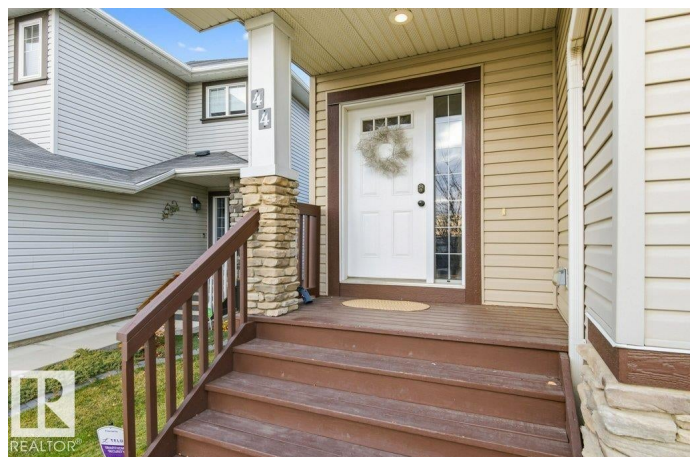
This 1470 Sq Ft half duplex is fully finished from top to bottom and move in ready. The home features 3 bedrooms, 3.5 bathrooms, a fully finished basement, single attached garage and a fenced and landscaped yard. The main floor features an open concept layout with hardwood flooring throughout. The kitchen has been upgraded with granite countertops, stainless steel appliances, a spacious corner pantry and a convenient 2 tiered island. The kitchen opens into the living room that has a cozy gas fireplace and a great space for entertaining. Upstairs you will find 3 bedrooms, a 4pc bathroom, laundry room and a bonus room that is great for your home entertainment system. The primary bedroom features a walk in closet and a 4pc en-suite bathroom. The basement is fully finished with a 3 pc bathroom, a rumpus room and an office/storage room. Head out to the fully landscaped yard with a large deck complete with a natural gas BBQ, stunning garden beds and space for the children to play. Did I mention that there is AC

Built in 2014

Essential Information

MLS® # E4465390

Price \$419,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,470
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	Deck, Detectors Smoke, No Smoking Home, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 11th, 2025
Days on Market	1
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 12th, 2025 at 2:32am MST