

## \$529,999 - 201 Woodbend Way, Fort Saskatchewan

MLS® #E4447199

**\$529,999**

4 Bedroom, 3.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to over 2,400 sq ft of finished living space in one of Fort Saskatchewan's most sought-after neighbourhoods. This 4-bedroom, 3.5-bathroom home sits on a generous corner lot and offers the space and layout your family needs to grow. The main floor features a practical, family-friendly design with an open concept living and dining area. Upstairs, you'll find three well-sized bedrooms and a bonus room with vaulted ceilings—perfect for movie nights, a playroom, or a bright home office with a spacious feel. Downstairs, the fully finished basement provides even more room for a rec space, guest suite, or hobbies. Plus, the heated double attached garage is a major perk for Alberta winters! Just steps from scenic river valley trails, playgrounds, and parks, with a solid layout and prime location!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447199  |
| Price          | \$529,999 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,846     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2008                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 201 Woodbend Way  |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0B8           |

### Amenities

|                |                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Fire Pit, Sprinkler Sys-Underground, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                                   |
| Parking        | Double Garage Attached                                                                              |

### Interior

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

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

Date Listed July 11th, 2025

Days on Market 22

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 August 2nd, 2025 at 10:17am MDT