

\$570,000 - 78 Woodhill Lane, Fort Saskatchewan

MLS® #E4451204

\$570,000

3 Bedroom, 2.50 Bathroom, 1,909 sqft

Single Family on 0.00 Acres

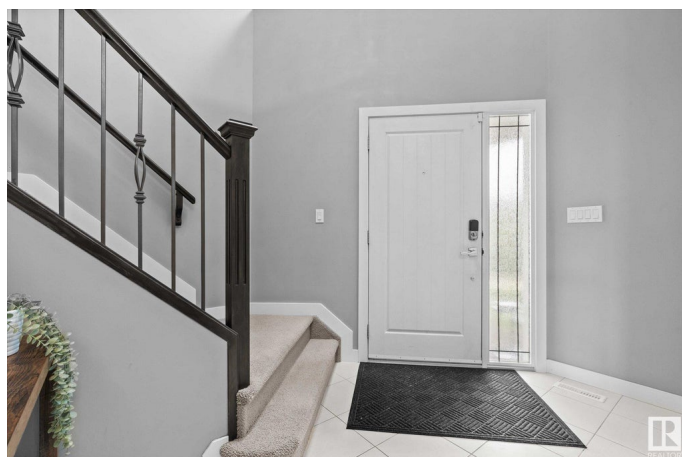
Westpark_FSAS, Fort Saskatchewan, AB

Welcome to West Park! Nestled in one of the most desirable communities, this beautifully maintained home backs directly onto serene walking trails and offers the perfect blend of space, comfort, and privacy. The main floor is bright and inviting with an abundance of natural light, open-concept living, and a seamless flow that's perfect for both everyday living and entertaining. Step outside to enjoy a stunning private yard—ideal for morning coffees or evening gatherings. Upstairs, you'll find a spacious bonus room, two generously sized bedrooms, and a relaxing primary completed with a jetted tub in the ensuite. The oversized garage offers plenty of space for vehicles, storage, or even a workshop. The basement is unfinished and ready for your personal touch.

Built in 2013

Essential Information

MLS® #	E4451204
Price	\$570,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,909
Acres	0.00



Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	78 Woodhill Lane
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0J9

Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
Days on Market	21

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 26th, 2025 at 9:47am MDT