

## **\$614,900 - 162 Woodbridge Link, Fort Saskatchewan**

MLS® #E4458605

**\$614,900**

4 Bedroom, 2.50 Bathroom, 2,360 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

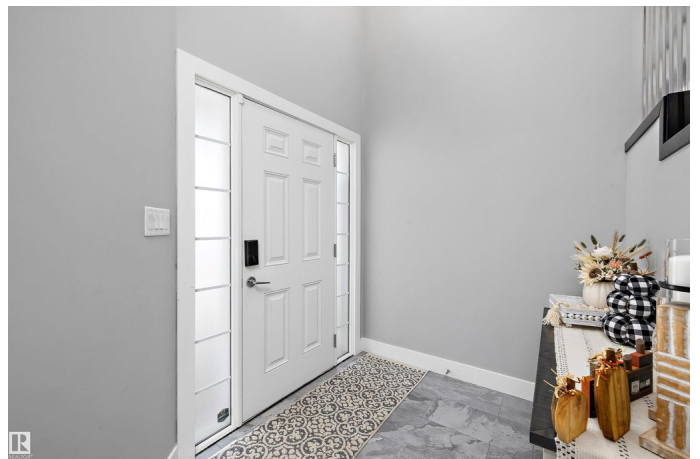
SHOWS LIKE NEW AND FACES GREEN SPACE AND PLAYGROUND! Welcome home to 162 Woodbridge Link, which is PERFECT FOR FAMILILES. Amazing layout featuring 4 bedrooms upstairs plus bonus room (overlooking park), main floor office/flex room, and open concept design with stunning chef's kitchen! Main floor features hardwood and tile flooring, 9 foot ceilings, large mudroom and walk thru pantry, granite counters and s/s appliances in white kitchen. Large living room with fireplace for winters, and has A/C for the hot summers. This house looks barely lived in! Upstairs boasts large primary suite with w/in closet and spa-like ensuite with jacuzzi tub. 3 more bedrooms upstairs, plus gorgeous 4 piece bath are all a great size and the bonus room is ideal for kids. SEPARATE ENTRANCE to basement which has 3 large windows and 9 foot ceilings, making it easy to put in basement suite. Large insulated double garage. Fenced yard with deck w/ gas line. Perfectly located only blocks to the river valley this home is a must see!

Built in 2017

### **Essential Information**

MLS® # E4458605

Price \$614,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,360                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 162 Woodbridge Link |
| Area        | Fort Saskatchewan   |
| Subdivision | Westpark_FSAS       |
| City        | Fort Saskatchewan   |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T8L 0P4             |

### Amenities

|           |                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Storage-In-Suite, Vinyl Windows, HRV System |
| Parking   | Double Garage Attached                                                                                             |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                              |
| Fireplaces        | Heatilator/Fan                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                            |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                            |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 33                   |
| 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 October 22nd, 2025 at 7:17am MDT