

# \$449,900 - 46 Woodbridge Link, Fort Saskatchewan

MLS® #E4438475

## \$449,900

3 Bedroom, 2.50 Bathroom, 1,659 sqft  
Single Family on 0.00 Acres

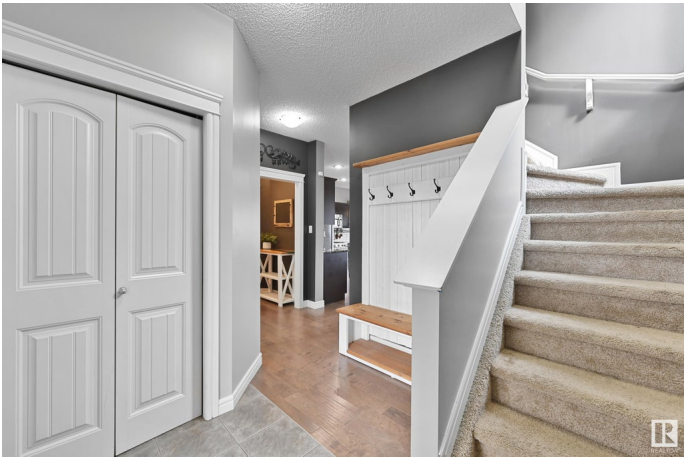
Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to 46 Woodbridge Link in the heart of West Park. This 1,659 sq. ft. half-duplex offers a functional layout with three bedrooms, a double attached garage, and central air conditioning for year-round comfort. The main floor boasts a spacious open-concept design with granite countertops, stainless steel appliances, and ample natural light. Upstairs features a convenient laundry room and a large primary suite complete with a full ensuite and walk-in closet. Enjoy the generous backyard—perfect for relaxing or entertaining. Ideally located close to all major amenities, schools, the dog park, and the river valley trail system—this home combines comfort and convenience in one of Fort Saskatchewan’s most sought-after neighborhoods.

Built in 2014

### Essential Information

MLS® #	E4438475
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,659
Acres	0.00



Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	46 Woodbridge Link
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0H8

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Patio, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 25th, 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 June 15th, 2025 at 7:17pm MDT