

## \$414,900 - 54 Woodbridge Link, Fort Saskatchewan

MLS® #E4454161

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,651 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to 54 Woodbridge Link in Fort Saskatchewan! This 1,651 sq ft 3-storey half duplex with double attached garage offers a bright open-concept main floor with a spacious kitchen, stainless steel appliances, large living room, and dining area overlooking the landscaped backyard. Upstairs features 3 bedrooms including a primary suite with a 4-pc ensuite and walk-in closet conveniently accessed through the bathroom, plus upstairs laundry. Built by Pace Setter Homes, this property combines quality and thoughtful design. The basement is unfinished and ready for your personal touch. With modern finishes, functional layout, and a move-in ready condition, this home is perfect for families or anyone seeking style and comfort in a desirable community.

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454161  |
| Price          | \$414,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,651     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 54 Woodbridge Link |
| Area        | Fort Saskatchewan  |
| Subdivision | Westpark_FSAS      |
| City        | Fort Saskatchewan  |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8L 0H8            |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Closet Organizers, Deck, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                         |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                 |
| Exterior Features | Fenced, 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, Stone, Vinyl                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                 |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 21st, 2025 |
|-------------|-------------------|

Days on Market 24

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 September 14th, 2025 at 9:02pm MDT