

Courtesy Of Crystal J Stather Of Real Broker

# \$549,999 - 174 Woodbend Way, Fort Saskatchewan

MLS® #E4450855

**\$549,999**

4 Bedroom, 3.50 Bathroom, 2,015 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Sterling-Built Home in Desirable Westpark! Welcome to this beautiful fully finished 4-bedroom, 3.5-bathroom single-family home located in the highly sought-after Westpark neighbourhood. Boasting over 2,000 sq ft of thoughtfully designed living space, this home offers the perfect blend of comfort, style, and functionality. Step inside to find hardwood floors, a spacious open-concept layout, and a beautiful kitchen complete with stainless steel appliances and ample cabinet space. The fully finished layout includes generous living and entertaining areas on all levels, making it ideal for families of all sizes. Upstairs, you'll find well-sized bedrooms including the primary suite with a private ensuite. The fully finished basement adds even more versatile space—perfect for a home gym, office, or rec room. Added bonuses: This home backs directly onto a beautiful walking trail, has an oversized heated garage and front and back irrigation system. You don't want to miss this one!

Built in 2010

## Essential Information

MLS® # E4450855

Price \$549,999

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,015
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	174 Woodbend Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4S4

### **Amenities**

Amenities	Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 62

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