

# \$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

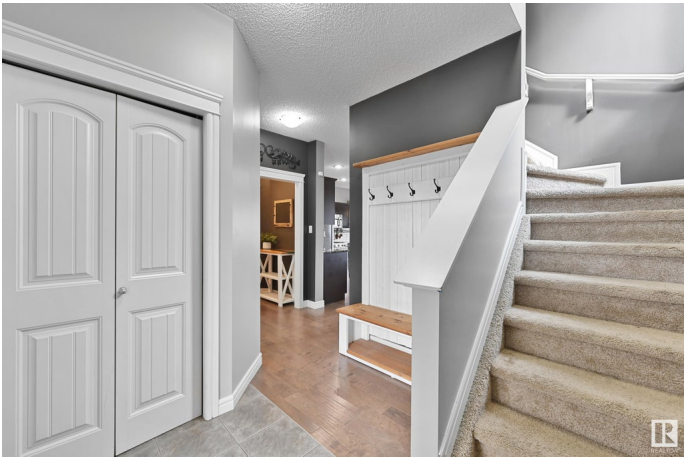
Westpark\_FSAS, Fort Saskatchewan, AB

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 14

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 8th, 2025 at 4:06am MDT