

## \$524,500 - 138 Woodhill Lane, Fort Saskatchewan

MLS® #E4439617

**\$524,500**

3 Bedroom, 2.50 Bathroom, 1,866 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Beautiful 3 bed and 3 bath 2-Storey home in Westpark features 1865 Sqft backing onto walking trails showcasing a spacious tiled entrance, bright open concept main floor with 9ft ceilings, granite countertops, stainless steel appliances, central air conditioning, walk through pantry, and a heated double garage! The large dining space, cozy living room with natural gas fireplace overlooks the landscaped yard with a large private deck, and no rear neighbours! The expansive upper level doesn't disappoint offering a huge king sized primary bedroom with a walk-in closet and a 4pc bath, 2 additional bedrooms, another 4pc bath, handy upstairs laundry w/window, and a large bonus room. Your partially finished basement is ready for your final touches to the framed, drywalled, and roughed in electrical. Highly desirable location close to schools, playgrounds, dog park, west rivers edge recreation area, and ALL major amenities Fort Saskatchewan has to offer...This freshly painted home is a must see!!

Built in 2013

### Essential Information

MLS® # E4439617

Price \$524,500

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,866
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	138 Woodhill Lane
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0L8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Exterior Walls-2"x6", No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

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

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	14
Zoning	Zone 62

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