

## \$529,999 - 201 Woodbend Way, Fort Saskatchewan

MLS® #E4447199

**\$529,999**

4 Bedroom, 3.50 Bathroom, 1,846 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to over 2,400 sq ft of finished living space in one of Fort Saskatchewan's most sought-after neighbourhoods. This 4-bedroom, 3.5-bathroom home sits on a generous corner lot and offers the space and layout your family needs to grow. The main floor features a practical, family-friendly design with an open concept living and dining area. Upstairs, you'll find three well-sized bedrooms and a bonus room with vaulted ceilings—perfect for movie nights, a playroom, or a bright home office with a spacious feel. Downstairs, the fully finished basement provides even more room for a rec space, guest suite, or hobbies. Plus, the heated double attached garage is a major perk for Alberta winters! Just steps from scenic river valley trails, playgrounds, and parks, with a solid layout and prime location!

Built in 2008

### Essential Information

MLS® #	E4447199
Price	\$529,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,846
Acres	0.00



Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	201 Woodbend Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0B8

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Sprinkler Sys-Underground, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 11th, 2025

Days on Market 1

Zoning Zone 62

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