

## \$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 | 13             |
| Zoning         | Zone 62        |

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Listing information last updated on June 12th, 2025 at 6:32am MDT