

## \$625,000 - 189 Woodhill Lane, Fort Saskatchewan

MLS® #E4428275

**\$625,000**

4 Bedroom, 3.50 Bathroom, 2,161 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

This impressive 2-story home offers a bright, open-concept main floor that's perfect for both entertaining and spending time with family. The space flows seamlessly with beautiful quartz countertops throughout, providing a modern and functional atmosphere. Upstairs, you'll find a large bonus room, two spacious bedrooms, and a generous primary suite with a relaxing jetted soaker tub. The fully finished basement provides additional living space, featuring a large bedroom for an office or guest area, plenty of storage, and room for entertaining. Outside, the low-maintenance yard is designed for easy living, with perennials, turf, stamped patio stone, and a hot tub for year-round enjoyment. The heated double-car garage ensures comfort in all seasons. With thoughtful design and modern finishes, this home is ideal for both family living and entertaining - truly a place to call home and grow in.

Built in 2014

### Essential Information

MLS® #	E4428275
Price	\$625,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,161
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	189 Woodhill Lane
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0L5

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Gazebo, Hot Tub, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 31st, 2025

Days on Market                38

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 May 7th, 2025 at 11:02pm MDT