

# \$525,000 - 149 Woodhill Lane, Fort Saskatchewan

MLS® #E4424227

**\$525,000**

4 Bedroom, 2.50 Bathroom, 1,860 sqft  
Single Family on 0.00 Acres

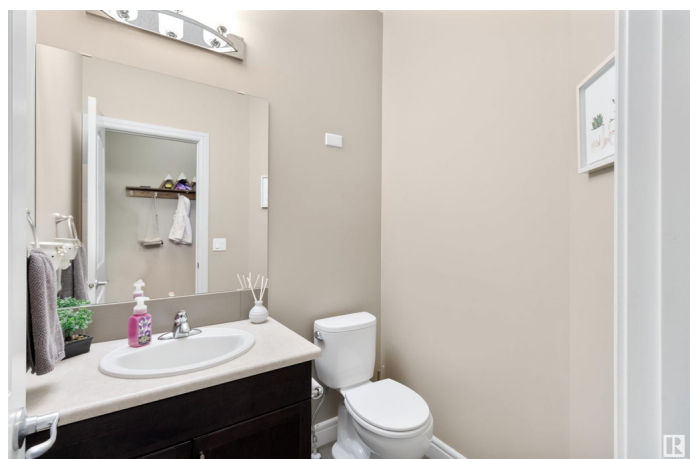
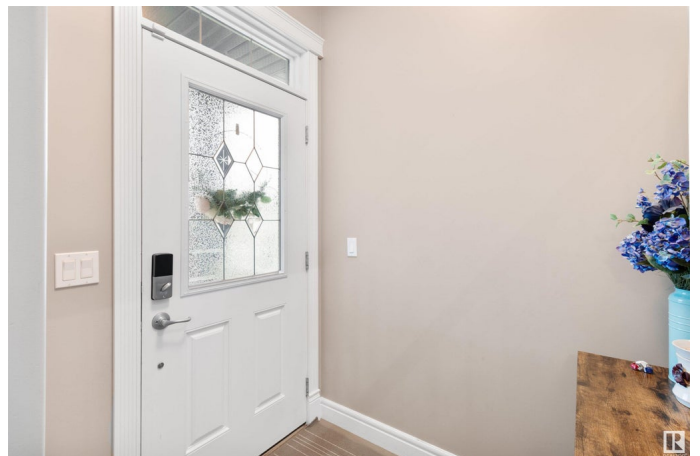
Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this stunning family home in the desirable community of Fort Saskatchewan. This thoughtfully designed residence offers four bedrooms and two and a half bathrooms, perfect for growing families or those seeking extra space. The heart of the home features an inviting open-concept layout, showcasing elegant quartz countertops and modern finishes throughout. The spacious primary bedroom includes a luxurious ensuite and a generous walk-in closet, while the conveniently located upstairs laundry adds to the home's practical design. Outdoor living is a breeze with a beautifully landscaped yard and an impressive two-tier deck, ideal for entertaining or relaxing. The property includes welcomed additions such as a soothing hot tub and a heated garage, perfect for those chilly Alberta winters. A long parking pad provides ample space for vehicles and guests. The partially finished basement offers additional living space and room for customization.

Built in 2014

## Essential Information

MLS® #	E4424227
Price	\$525,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,860
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	149 Woodhill Lane
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0L5

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Hot Tub, No Smoking Home, Smart/Program. Thermostat, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Shopping

	Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	Zone 62

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Listing information last updated on March 14th, 2025 at 8:02am MDT