

## \$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                18

Zoning                            Zone 62

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