

Courtesy Of Meagan O'Connell Of Real Broker

## \$549,000 - 78 Woodhill Lane, Fort Saskatchewan

MLS® #E4451204

**\$549,000**

3 Bedroom, 2.50 Bathroom, 1,909 sqft

Single Family on 0.00 Acres

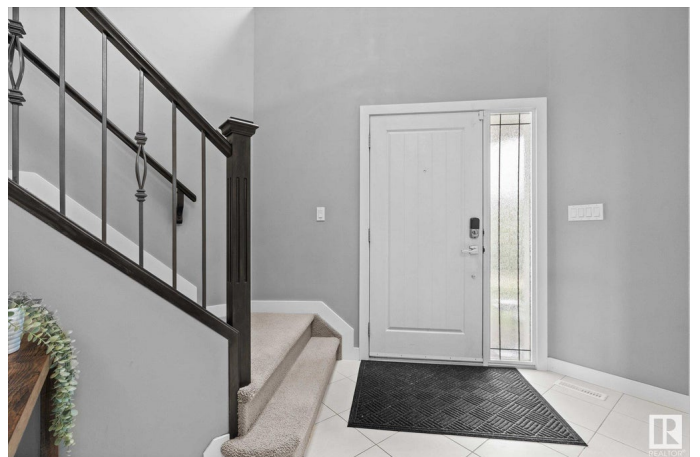
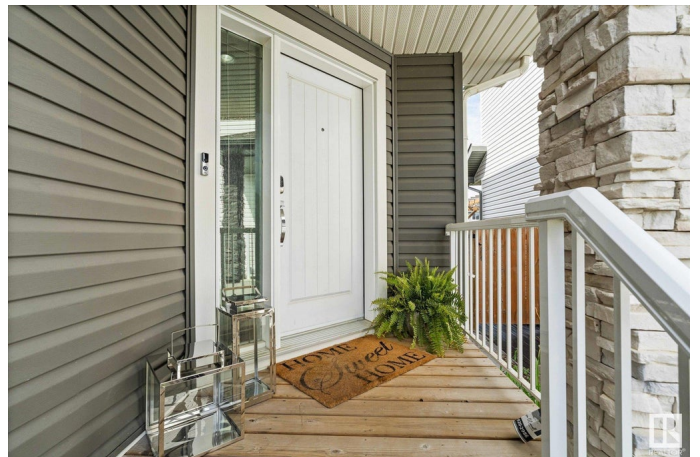
Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to West Park! Nestled in one of the most desirable communities, this beautifully maintained home backs directly onto serene walking trails and offers the perfect blend of space, comfort, and privacy. The main floor is bright and inviting with an abundance of natural light, open-concept living, and a seamless flow that's perfect for both everyday living and entertaining. Step outside to enjoy a stunning private yard—ideal for morning coffees or evening gatherings. Upstairs, you'll find a spacious bonus room, two generously sized bedrooms, and a relaxing primary completed with a jetted tub in the ensuite. The oversized garage offers plenty of space for vehicles, storage, or even a workshop. The basement is unfinished and ready for your personal touch.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451204  |
| Price          | \$549,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,909     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 78 Woodhill Lane  |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 0J9           |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Air Conditioner                   |
| Parking   | Double Garage Attached, Insulated |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 45               |

## Zoning

## Zone 62

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Listing information last updated on September 19th, 2025 at 6:48pm MDT