

\$529,999 - 201 Woodbend Way, Fort Saskatchewan

MLS® #E4447199

\$529,999

4 Bedroom, 3.50 Bathroom, 1,846 sqft
Single Family on 0.00 Acres

Westpark_FSAS, Fort Saskatchewan, AB

Welcome to over 2,400 sq ft of finished living space in one of Fort Saskatchewan’s most sought-after neighbourhoods. This 4-bedroom, 3.5-bathroom home sits on a generous corner lot and offers the space and layout your family needs to grow. The main floor features a practical, family-friendly design with an open concept living and dining area. Upstairs, you'll find three well-sized bedrooms and a bonus room with vaulted ceilings—perfect for movie nights, a playroom, or a bright home office with a spacious feel. Downstairs, the fully finished basement provides even more room for a rec space, guest suite, or hobbies. Plus, the heated double attached garage is a major perk for Alberta winters! Just steps from scenic river valley trails, playgrounds, and parks, with a solid layout and prime location!

Built in 2008

Essential Information

MLS® #	E4447199
Price	\$529,999
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,846
Acres	0.00



Year Built	2008
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	201 Woodbend Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0B8

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Fire Pit, Sprinkler Sys-Underground, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 11th, 2025

Days on Market 37

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 August 17th, 2025 at 11:47am MDT