

\$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 19

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 April 19th, 2025 at 2:02pm MDT