

## \$489,900 - 26 Woodbend Way, Fort Saskatchewan

MLS® #E4452130

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,653 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Stunning Stoneridge home, perfectly designed for family living, pride of ownership shows throughout. Step into the welcoming foyer and take in the full view of the open-concept layout. The spacious kitchen will delight the chef in your life with its massive working island, abundant maple cabinetry, and convenient corner walk-through pantry. The bright living room features rich hardwood floors, a large window overlooking the generous backyard, and a cozy fireplace for those chilly winter nights—plus central air for summer comfort. Upstairs, you’ll find three sizable bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite complete with a relaxing Jacuzzi tub. A vaulted-ceiling bonus room and another full 4-piece bath complete the upper level, all finished in easy-care laminate (no carpet here!). Ideally located near parks, walking trails, shopping, and with quick access to the highway. This a true turn-key home and must see to truly appreciate.

Built in 2004

### Essential Information

MLS® # E4452130

Price \$489,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,653                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 26 Woodbend Way   |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4L8           |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Smoking Home |
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Attached                                  |

### Interior

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

### Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 62          |

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Listing information last updated on August 21st, 2025 at 7:47am MDT