

## \$549,998 - 45 Woodstock Drive, Sherwood Park

MLS® #E4465213

### \$549,998

4 Bedroom, 2.50 Bathroom, 1,321 sqft

Single Family on 0.00 Acres

Woodbridge Farms, Sherwood Park, AB

Beautifully maintained bungalow in sought-after Woodbridge Farms featuring a fully LEGAL BASEMENT SUITE, a massive oversized attached garage, and low-maintenance landscaping on a spacious corner lot surrounded by mature trees. This 1,320 sqft home offers three bedrooms on the main level, a bright living room with updated windows, and a large upgraded kitchen with modern cabinetry, stainless steel appliances, and ample counter space. The primary bedroom includes a private 2-piece ensuite. The lower level is a standout feature with its true legal suite—ideal for reliable rental income or added flexibility for future resale. It includes a full kitchen, a large rec room, a bedroom, a full bath, and private laundry, offering a fully independent living space that meets all legal requirements. Ideally located near schools, parks, and all amenities.

Built in 1978

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465213  |
| Price      | \$549,998 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,321                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 45 Woodstock Drive |
| Area        | Sherwood Park      |
| Subdivision | Woodbridge Farms   |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 4C4            |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Attached, Over Sized |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Garage Opener, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Baseboard, Forced Air-1, Natural Gas                                                                   |
| Stories           | 2                                                                                                      |
| Has Suite         | Yes                                                                                                    |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Metal                                                     |
| Exterior Features | Corner Lot, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Metal                                                     |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

Date Listed November 8th, 2025

Days on Market 13

Zoning Zone 25

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