

\$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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