

## \$629,900 - 52 Woodstock Drive, Sherwood Park

MLS® #E4463770

### \$629,900

3 Bedroom, 1.50 Bathroom, 1,826 sqft

Single Family on 0.00 Acres

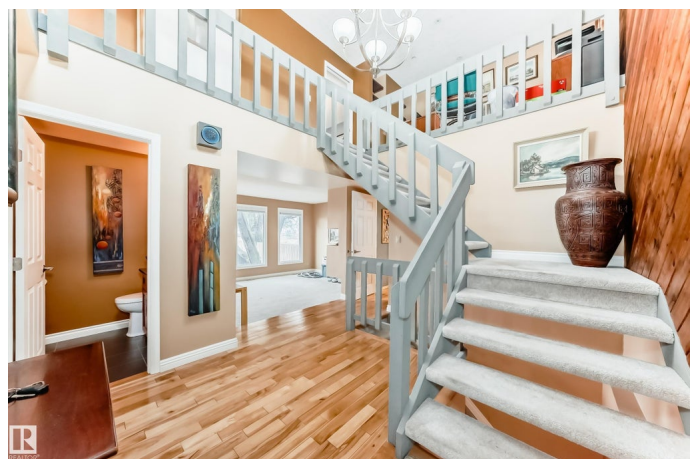
Woodbridge Farms, Sherwood Park, AB

Incredible location, backing onto green space on a quiet residential street in the desirable neighbourhood of Woodbridge Farms, this 1826 SqFt 1.5 storey is sure to impress. The main floor features a grand entrance, formal dining room, family room with 2 sided wood burning fireplace, 2 piece bath, laundry/mudroom and a gorgeous kitchen. The kitchen includes all stainless steel appliances, tile backsplash, dark custom cabinets, breakfast nook, and overlooks the front yard. Upstairs you'll find the primary bedroom with a 6 piece ensuite, walk-in closet, 2nd bedroom, and a loft area that's perfect for an office. The basement is fully finished with a 3rd bedroom, large rec room, and plenty of storage. The massive backyard backing green space is rare to see in the park. Upgrades include extensive renovations to the kitchen and primary bedroom, as well as the furnace, A/C, and shingles in 2013. HWT is 2 years old. Original owner and pride of ownership is apparent with this rare find in Sherwood Park.

Built in 1979

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4463770  |
| Price    | \$629,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,826                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 52 Woodstock Drive |
| Area        | Sherwood Park      |
| Subdivision | Woodbridge Farms   |
| City        | Sherwood Park      |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T8A 4C3            |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Attached                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                      |
| Fireplaces        | Brick Facing, Double Sided                                                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick                                                                                                                                     |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                |
| Construction      | Wood, Brick                                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 25            |

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Listing information last updated on October 30th, 2025 at 8:32pm MDT