

\$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.

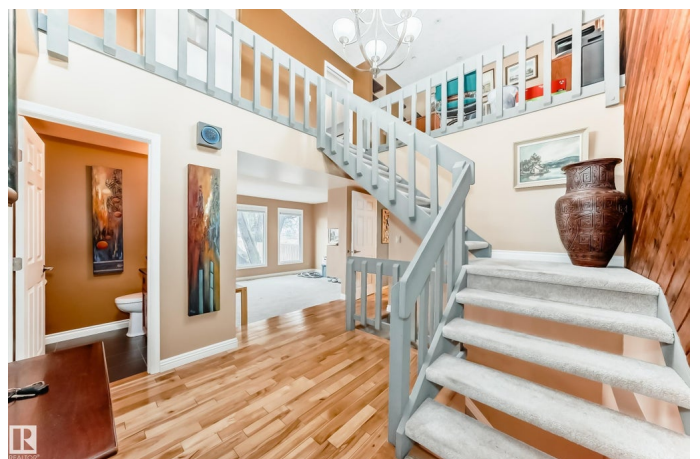
Built in 1979

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

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 October 30th, 2025 at 2:47am MDT