

# **\$214,900 - 117 70 Woodsmere Close, Fort Saskatchewan**

MLS® #E4443324

**\$214,900**

2 Bedroom, 2.00 Bathroom, 897 sqft

Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this beautifully maintained 897 sq ft ground floor condo in the heart of Fort Saskatchewan. This 2-bedroom, 2-bathroom unit features fresh paint and brand-new appliances, creating a clean and modern feel throughout. The functional layout offers a spacious dining area, bright living space, and a primary bedroom with a walk-through closet and full en-suite. Enjoy easy access to your private concrete patio, ideal for relaxing or entertaining. Includes one outdoor parking stall and access to a well-equipped exercise room in the building. A perfect blend of comfort and convenience—ideal for first-time buyers, downsizers, or investors looking for worry-free living! Located closed to all major amenities including restaurants, Shoppers Drug Mart, Tim Hortons, Freson Bros and so much more!

Built in 2005

## **Essential Information**

MLS® #	E4443324
Price	\$214,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	897



Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	117 70 Woodsmere Close
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4R8

### Amenities

Amenities	Detectors Smoke, Exercise Room, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Patio, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 19th, 2025
Days on Market	27
Zoning	Zone 62
Condo Fee	\$545

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