

## \$344,900 - 73 15 Woodsmere Close, Fort Saskatchewan

MLS® #E4438431

**\$344,900**

2 Bedroom, 3.50 Bathroom, 1,258 sqft

Condo / Townhouse on 0.00 Acres

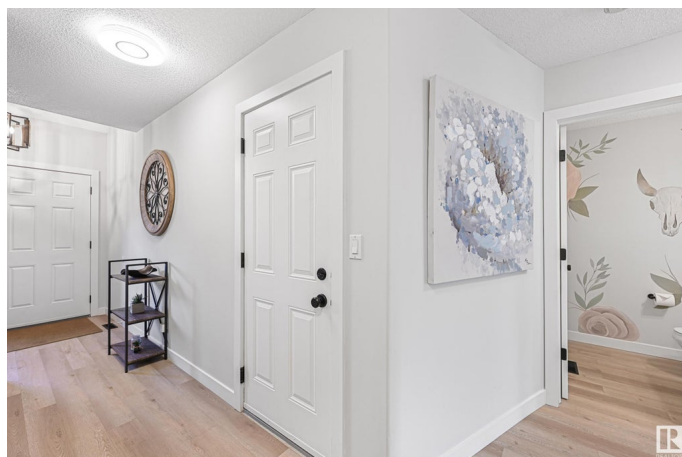
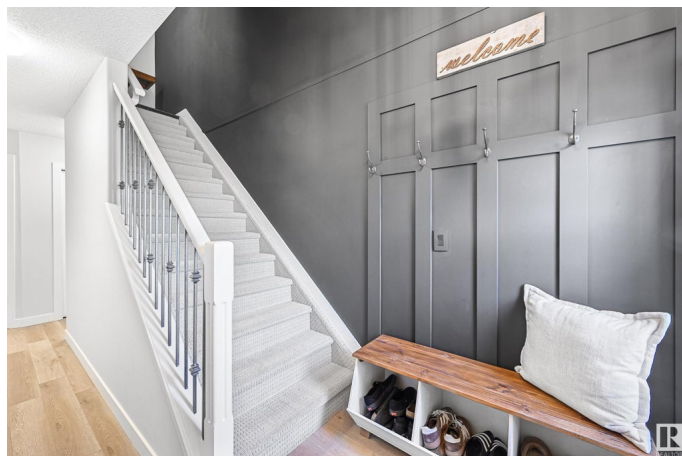
Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to Unit 73 in the sought-after Waterford Court development—a fully renovated 1,258 sq ft two-storey townhome offering modern updates and stress-free living. Completely refreshed in 2022 with new flooring, paint, and appliances, this home features two spacious upstairs bedrooms, each with its own en-suite. The finished basement offers a versatile space that can serve as a third bedroom, guest suite, or additional living area, complete with a full bathroom. Enjoy the comfort of central air conditioning and the peace of backing onto green space—perfect for morning coffee or evening relaxation. Maintenance is a breeze with landscaping and snow removal included, giving you more time to enjoy the things that matter. An ideal option for first-time buyers, downsizers, or investors looking for a turnkey property in a well-managed community. Located close to all major amenities including restaurants and grocery stores.

Built in 2005

### Essential Information

MLS® #	E4438431
Price	\$344,900
Bedrooms	2
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,258
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey Split
Status	Active

### Community Information

Address	73 15 Woodsmere Close
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4S2

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Front Porch, No Smoking Home, Parking-Visitor, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, 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	May 24th, 2025
Days on Market	13
Zoning	Zone 62
Condo Fee	\$357

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Listing information last updated on June 6th, 2025 at 8:02am MDT