

## \$144,900 - 70 Woodsmere Close, Fort Saskatchewan

MLS® #E4440261

**\$144,900**

1 Bedroom, 1.00 Bathroom, 550 sqft

Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this charming 550 sqft condo in Fort Saskatchewan's desirable Westpark community. This well-maintained unit features 1 bed plus a den, ideal for a home office or guest space, and a 4-piece bathroom. The open-concept living area boasts fresh paint, new fixtures, and a mix of carpet and vinyl flooring throughout. The kitchen is equipped with sleek black appliances, and sliding doors lead to a private concrete patio, perfect for enjoying your morning coffee. Convenience is key with in-suite laundry and a powered parking stall. The building offers additional amenities such as visitor parking, an elevator, and a fitness center. Located just minutes from shopping centers, restaurants, schools, and public transit, with easy access to Highway 21 for a quick commute to Edmonton. This beautiful condo offers a secure, professionally managed environment. Ideal for first-time buyers, investors, or anyone seeking a low-maintenance lifestyle in a vibrant community. All this homes needs is YOU!

Built in 2005

### Essential Information

MLS® # E4440261

Price \$144,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	550
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	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, Parking-Plug-Ins, Parking-Visitor, Security Door
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, 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, Vinyl
Exterior Features	Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                WIN FERGUSON ELEMENTARY  
Middle                      RUDOLPH HENNIG  
High                        FT SASK HIGH

**Additional Information**

Date Listed                June 4th, 2025  
Days on Market        11  
Zoning                      Zone 62  
Condo Fee                \$312

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