

**\$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	90
Zoning	Zone 62
Condo Fee	\$545

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