

# **\$212,998 - 417 70 Woodsmere Close, Fort Saskatchewan**

MLS® #E4436362

**\$212,998**

2 Bedroom, 2.00 Bathroom, 922 sqft

Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Immaculate top-floor unit features a bright, spacious & open floor plan. Kitchen has breakfast counter & stainless steel /black appliance package. There's also a dining area & large living room with patio doors leading to a balcony. Primary bedroom is large enough for lots of furniture. It has a walk-through closet (with built-in cubbies) & a three-piece ensuite with linen storage. Second bedroom is also generously sized. Condo has in-suite laundry (with Samsung appliance package) & a four-piece bathroom. Enjoy the benefits of having two parking stalls (one titled & one assigned), access to a well-equipped gym & living within walking distance to Westpark Shopping centre that offers grocery stores, restaurants, banks, drugstore & more! Well managed Fort Gardens is located along a network of walking trails & offers easy access to Sherwood Park & Edmonton. Fantastic value!

Built in 2005

## **Essential Information**

MLS® # E4436362

Price \$212,998

Bedrooms 2

Bathrooms 2.00



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 922                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 417 70 Woodsmere Close |
| Area        | Fort Saskatchewan      |
| Subdivision | Westpark_FSAS          |
| City        | Fort Saskatchewan      |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8L 4R8                |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Exercise Room, Parking-Plug-Ins, Parking-Visitor, Security Door |
| Parking Spaces | 2                                                                                  |
| Parking        | 2 Outdoor Stalls, See Remarks                                                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| 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 | Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 102            |
| Zoning         | Zone 62        |
| Condo Fee      | \$554          |



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Listing information last updated on August 23rd, 2025 at 10:02pm MDT