

# **\$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	122
Zoning	Zone 62
Condo Fee	\$554



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