

Courtesy Of David C St. Jean Of Exp Realty

# **\$144,900 - 118 70 Woodsmere Close, Fort Saskatchewan**

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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     | 118 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 | 12             |
| Zoning         | Zone 62        |
| Condo Fee      | \$312          |

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Listing information last updated on June 16th, 2025 at 11:32am MDT