

Courtesy Of Karim N Keshavjee Of RE/MAX River City

# \$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 33  
Zoning Zone 62  
Condo Fee \$554



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 6:32pm MDT