# \$205,000 - 317 70 Woodsmere Close, Fort Saskatchewan

MLS® #E4420154

### \$205,000

2 Bedroom, 2.00 Bathroom, 865 sqft Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Move in ready and quick possession is available for this beautiful spacious 2 bed 2 bath home in Fort Gardens! Recently updated with new vinyl plank flooring throughout, paint and trim. This well maintained home has so much natural light, great working kitchen with breakfast nook plus nicely sized dining room that could be used for office space as well. Living room is a perfect size for any furniture you may need and walks out on to the lovely balcony. Master bedroom has 3 pce ensuite and bedroom 2 has a bathroom just off to the side, great for guests. In suite laundry room has some storage space as well. Enjoy your West facing balcony and the evening sun with a 3rd floor view of the greenspace and pond area to the south. Extra bonus this unit comes with 2 parking stalls! 1 titled stall and 1 assigned stall. There is also a fitness gym on site. Lots of nice walking trails in the area and groceries, bus service and other amenities only steps away. You won't be disappointed.

Built in 2005

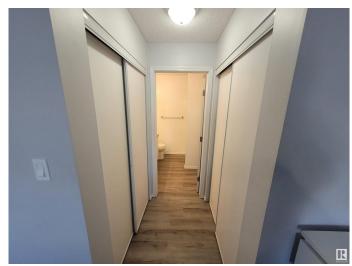
#### **Essential Information**

MLS® # E4420154 Price \$205,000

Bedrooms 2







Bathrooms 2.00

Full Baths 2

Square Footage 865

Acres 0.00 Year Built 2005

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 317 70 Woodsmere Close

Area Fort Saskatchewan

Subdivision Westpark\_FSAS

City Fort Saskatchewan

County ALBERTA

Province AB

Postal Code T8L 4R8

#### **Amenities**

Amenities Off Street Parking, On Street Parking, Deck, Detectors Smoke, No

Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Recreation Room/Centre, Storage-In-Suite, Vinyl

Windows

Parking Spaces 2

Parking 2 Outdoor Stalls

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Baseboard, Natural Gas

# of Stories 4
Stories 4

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Low Maintenance

Landscape, Paved Lane, Picnic Area, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed February 3rd, 2025

Days on Market 38

Zoning Zone 62

Condo Fee \$545

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 March 13th, 2025 at 10:02am MDT