

Courtesy Of Doug Best Of Royal LePage Prestige Realty

# \$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
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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 37

Zoning Zone 62

Condo Fee \$545

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