

# **\$159,900 - 324 70 Woodsmere Close, Fort Saskatchewan**

MLS® #E4432129

**\$159,900**

1 Bedroom, 1.00 Bathroom, 650 sqft

Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome Home! Terrific property to own/live/invest in Fort Saskatchewan. Terrific location 1 Bed plus Den. Condo Apartment with large balcony and 1 parking stall, building also has elevator! In suite Laundry. 650 sq ft floor plan on the third floor. Large master bedroom and tons of room in oversized den. Cozy living room open concept kitchen space. Perfect rental property! Appliances included; fridge, stove, dishwasher, washer, dryer. Great location West Park Fort Saskatchewan, close to everything. Quality investment property or the perfect starter property. Do not miss this opportunity.

Built in 2005

## **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4432129          |
| Price          | \$159,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 650               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 324 70 Woodsmere Close |
| Area        | Fort Saskatchewan      |
| Subdivision | Westpark_FSAS          |
| City        | Fort Saskatchewan      |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8L 4R8                |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 4  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 62          |
| Condo Fee      | \$375            |

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 May 1st, 2025 at 1:02am MDT