# \$214,900 - 117 70 Saskatchewan

MLS® #E4443324

#### \$214,900

2 Bedroom, 2.00 Bathroom, 897 sqft Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this beautifully maintained 897 sq ft ground floor condo in the heart of Fort Saskatchewan. This 2-bedroom, 2-bathroom unit features fresh paint and brand-new appliances, creating a clean and modern feel throughout. The functional layout offers a spacious dining area, bright living space, and a primary bedroom with a walk-through closet and full en-suite. Enjoy easy access to your private concrete patio, ideal for relaxing or entertaining. Includes one outdoor parking stall and access to a well-equipped exercise room in the building. A perfect blend of comfort and convenienceâ€"ideal for first-time buyers, downsizers, or investors looking for worry-free living! Located closed to all major amenities including restaurants, Shoppers Drug Mart, Tim Hortons, Freson Bros and so much more!



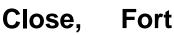


Built in 2005

#### **Essential Information**

MLS® #	E4443324
Price	\$214,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	897





Acres	0.00
Year Built	2005
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

## **Community Information**

Address	117 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, No Smoking Home, Parking-Plug-Ins,		
	Parking-Visitor, Patio, Sprinkler System-Fire, Vinyl Windows, Natural		
	Gas BBQ Hookup		
Parking	Stall		

Parking

### Interior

Interior Features	ensuite bathroom	
Appliances	Dishwasher-Built-In, Dryer, Microwave 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, Stone, Vinyl	
Exterior Features	Cul-De-Sac, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Level Land, No	
	Back Lane, No Through Road, Picnic Area, Playground Nearby,	
	Schools, Shopping Nearby	
Roof	Asphalt Shingles	
Construction	Wood, Stone, Vinyl	
Foundation	Concrete Perimeter	

#### **Additional Information**

Date Listed	June 19th, 2025
Days on Market	64
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 August 22nd, 2025 at 1:32am MDT