

## \$214,900 - 50 Woodsmere Close, Fort Saskatchewan

MLS® #E4435592

**\$214,900**

2 Bedroom, 2.00 Bathroom, 900 sqft

Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

**INVESTOR ALERT** – **TURN-KEY OPPORTUNITY!** Welcome to this fully furnished 2-bedroom, 2-bathroom condo, an ideal investment property with active rental income already in place. This ground-floor unit offers exceptional value and convenience, featuring a private patio that doesn't face the parking lot for added privacy. Enjoy a functional, gallery-style walk-through kitchen with all appliances included, spacious bedrooms, and two full bathrooms. The unit also comes with two parking stalls – one underground and one surface – offering rare flexibility. Located in a prime area close to amenities, transit, and more, this well-managed building also features a fitness centre and secure underground parking. Everything you need is included – quality furnishings, televisions, kitchenware, and more – making this a true turnkey investment or perfect move-in-ready home. Don't miss out on this exceptional opportunity!

Built in 2008

### Essential Information

MLS® #	E4435592
Price	\$214,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	900
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	50 Woodsmere Close
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4N9

### Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 9th, 2025  
Days on Market                38  
Zoning                              Zone 62  
Condo Fee                        \$563

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