

# **\$284,000 - 45 15 Woodsmere Close, Fort Saskatchewan**

MLS® #E4441573

**\$284,000**

3 Bedroom, 2.50 Bathroom, 1,305 sqft

Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to Waterford Court in Westparkâ€”quiet, clean, and exactly where you want to land. This spacious townhome is tucked away at the back of the complex, just steps from green space and walking trails, giving you peace and breathing room without losing convenience. The kitchenâ€™s a win: creamy modern tones, full appliance package, and a breakfast bar thatâ€™s made for quick mornings or late-night snacks. The open layout connects to a bright dining area and a cozy living room with a gas fireplace that actually sets the vibe. Step through to your private, south-facing deckâ€”perfect for soaking up the sun or grilling year-round. Upstairs delivers with three bedrooms, including a primary with double closets and its own three-piece ensuite. The kids or guests get their own four-piece bath, and thereâ€™s a handy two-piece on the main. The basement? Unfinished and full of potential. Single attached garage plus driveway parking. Well-run, family-friendly, and close to everything that matters.

Built in 2005

## **Essential Information**

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Price \$284,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,305
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	45 15 Woodsmere Close
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4N9

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 62
Condo Fee	\$357

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