

\$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

MLS® # E4441573

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 | 7 |
| Zoning | Zone 62 |
| Condo Fee | \$357 |

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