

# \$344,900 - 87 15 Woodsmere Close, Fort Saskatchewan

MLS® #E4453969

**\$344,900**

4 Bedroom, 2.50 Bathroom, 1,141 sqft  
Condo / Townhouse on 0.00 Acres

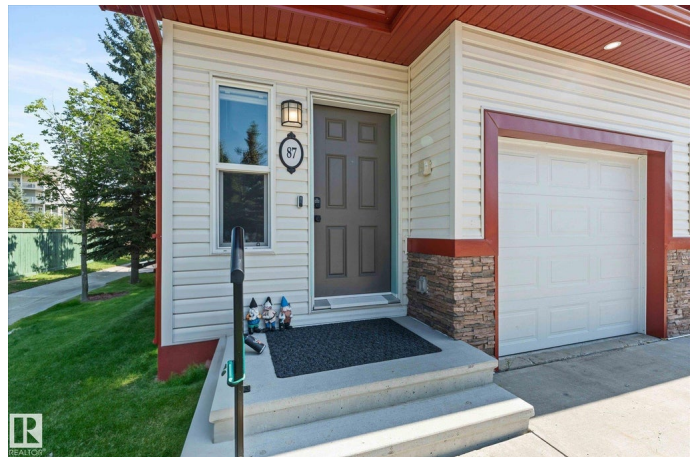
Westpark\_FSAS, Fort Saskatchewan, AB

Almost BRAND NEW, this END UNIT townhouse in Waterford Court blends modern style with thoughtful upgrades. The bright main floor offers a contemporary kitchen with quartz counters, eating bar, sleek cabinetry, stainless steel appliances, and a spacious dining area. The open living room features custom built-ins—including a display cabinet and dog crate—along with a convenient 2-pc bath. Upstairs are 3 generous bedrooms and a 4-pc bath. The finished basement adds a family room, a large bedroom with its own 5-pc ensuite, and clever under-stair storage. Comfort upgrades include central A/C, hot water on demand, water softener and in-line filter, reverse osmosis system, and added insulation between flooring/walls. The heated, fully finished garage is currently a teen hangout with extra plugs and carpet, but can easily be converted back to parking. Backing onto greenspace, the deck is an oasis! Professionally managed, with landscaping and snow removal included in the condo fees. A rare opportunity!

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4453969  |
| Price  | \$344,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,141             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 87 15 Woodsmere Close |
| Area        | Fort Saskatchewan     |
| Subdivision | Westpark_FSAS         |
| City        | Fort Saskatchewan     |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T8L 4S2               |

### Amenities

|           |                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Instant, Insulation-Upgraded, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Single Garage Attached                                                                                                          |

### Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                  |
| Stories           | 3                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                             |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | James Mowat; St. John XXII |
| Middle     | Rudolf Hennig; St. JP II   |
| High       | Fort High; SAB             |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 55                |
| Zoning         | Zone 62           |
| Condo Fee      | \$357             |

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Listing information last updated on October 15th, 2025 at 9:32am MDT