

# **\$214,900   -   132   50   Woodsmere   Close,   Fort Saskatchewan**

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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**

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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     | 132 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 | 133           |
| Zoning         | Zone 62       |
| Condo Fee      | \$563         |

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Listing information last updated on September 19th, 2025 at 5:32am MDT