

Courtesy Of Tom M Allison Of Real Broker

# \$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

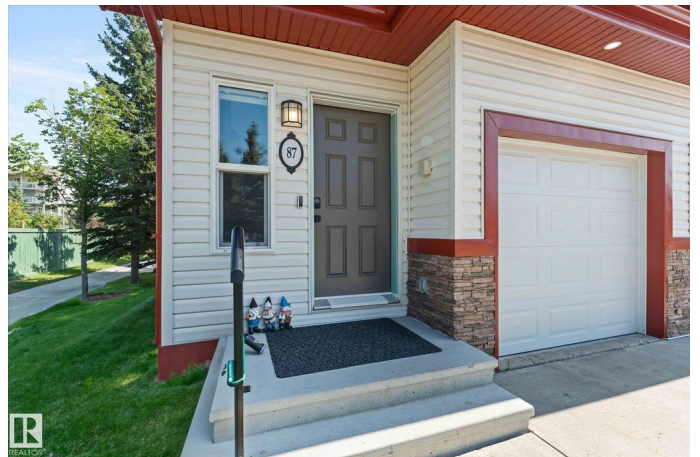
Westpark\_FSAS, Fort Saskatchewan, AB

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	67
Zoning	Zone 62
Condo Fee	\$357

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 27th, 2025 at 5:32am MDT