

## \$225,000 - 433 50 Woodsmere, Fort Saskatchewan

MLS® #E4442211

**\$225,000**

2 Bedroom, 2.00 Bathroom, 864 sqft

Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Top-floor living with a view! This move-in ready 2 bedroom, 2 bathroom condo offers a bright and airy layout with no neighbours above you. The spacious primary bedroom includes a private ensuite, while the second bedroom is perfect for guests, a home office, or a roommate setup. You'll love the convenience of in-suite laundry with extra storage space. Enjoy your morning coffee on the balcony overlooking the area, with added peace and privacy from being up high. This unit includes two parking stalls—one underground and one surface stall. Just a short walk to shops, restaurants, and everyday amenities. A great home or investment opportunity!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4442211          |
| Price          | \$225,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 864               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 433 50 Woodsmere  |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4N9           |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 52              |
| Zoning         | Zone 62         |
| Condo Fee      | \$545           |

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 August 4th, 2025 at 5:47am MDT