

## **\$325,000 - 53 10 Woodcrest Lane, Fort Saskatchewan**

---

MLS® #E4440414

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,342 sqft

Condo / Townhouse on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Pride of ownership stands out on this beautiful townhouse which is located in the Walnut Grove signature complex located in Westwood Trails, Fort Saskatchewan. This 2 storey home with single attached garage backs on to trees giving it a very private setting. The main level has plenty of natural light beaming throughout the home. A large living room with fireplace, dining room, kitchen with plenty of cupboard space & 2pc bath make up the main floor. Move upstairs to the master with 3-piece ensuite & walk in closet, plus a 2 good size bedroom & a 4pc bath finish the upstairs level. The basement is spacious & ready for your finishing touch or great for that extra storage space. The fully landscaped common areas can be enjoyed from the comfort of your own private deck.



Built in 2007

### **Essential Information**

MLS® #	E4440414
Price	\$325,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,342
Acres	0.00

Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	53 10 Woodcrest Lane
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0C7

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 5th, 2025
-------------	----------------

Days on Market	11
Zoning	Zone 62
Condo Fee	\$285

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 June 16th, 2025 at 4:47pm MDT