

## **\$650,000 - 522 Westerra Boulevard, Stony Plain**

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MLS® #E4428658

**\$650,000**

4 Bedroom, 3.50 Bathroom, 2,088 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

WELCOME to LAKE WESTERRA one of Stony Plains most desired communities! Nestled in a quiet cul de sac, this IMMACULATE 2 Storey home w/TRIPLE car garage & large 43' deep driveway, feels like a brand new home! Spacious & bright the main flr living space boasts an open concept featuring warm hardwood flring, arched entryways & built in niches w/stunning gas FP; inviting kitchen complete w/SS appliances, walk-in pantry & an endless array of cabinetry w/adjacent dining area making it perfect for entertaining family & friends! Upper level offers a generous sized bonus rm w/vaulted ceilings & includes 3 bedrooms (laundry rm occupies one bedroom, easily reversed), a full bath w/additional 4pc Ensuite in primary suite. Fully finished the basement is complete w/family rm, 4th bedrm & 3pce bath. Low maintenance, manicured backyard fully fenced w/vinyl fencing, has irrigation, features a covered deck off kitchen, stone patio/walkways & a garage bay door to backyard. Home includes permanent installed xmas lights & AC



Built in 2006

### **Essential Information**

MLS® #                      E4428658

Price                         \$650,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,088
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	522 Westerra Boulevard
Area	Stony Plain
Subdivision	Westerra
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 3A1

### Amenities

Amenities	Air Conditioner, Deck, Patio, See Remarks
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	High Park School
Middle	High Park School
High	Memorial Composite High

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	28
Zoning	Zone 91

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Listing information last updated on April 30th, 2025 at 2:02pm MDT