

## **\$584,900 - 31 Westwood Way, Fort Saskatchewan**

MLS® #E4460332

**\$584,900**

4 Bedroom, 3.50 Bathroom, 2,188 sqft

Single Family on 0.00 Acres

Westwood Trails, Fort Saskatchewan, AB

Beautiful and upgraded 2-story in Westpark! 4 total bedrooms, 4 baths, A/C, fully developed basement. A gorgeous updated kitchen boasting textured granite, pot drawers, dual slider accessory drawers, recycle/trash drawer, composite sink, pantry, stainless steel appliances. The living room features a stone accent wall, multiple windows, tv wall mount. Huge dining room for lots of family & friends & access to the sunroom & back yard. A front den, updated 2 pc bath, main floor laundry, vinly plank flooring round it out. Upstairs is a large bonus room with a corner gas fireplace. The primary bedroom suite has a walk-in closet, gas fireplace, 4 pc ensuite with granite vanity. 2 extra bedrooms, updated 4pc main bathroom, newer carpet top it off. The basement has a rec room, large 4th bedroom & 4 pc bathroom, updated furnace and hot water tank, plus lots of storage. 2 blocks to the playground & spray park, the always beautiful trail system & river valley, public transportation, groceries, restaurants and more.

Built in 1998

### **Essential Information**

MLS® # E4460332

Price \$584,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,188                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 31 Westwood Way   |
| Area        | Fort Saskatchewan |
| Subdivision | Westwood Trails   |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4G4           |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Exterior Walls- 2"x6", No Smoking Home |
| Parking Spaces | 5                                                             |
| Parking        | Double Garage Attached                                        |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Window Coverings, TV Wall Mount, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                     |
| Fireplaces        | Direct Vent                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                          |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                         |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 62           |

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Listing information last updated on October 6th, 2025 at 8:47am MDT