

## \$474,900 - 212 Westerra Boulevard, Stony Plain

MLS® #E4441457

**\$474,900**

4 Bedroom, 3.50 Bathroom, 1,615 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

TRIPLE GARAGE UNDER \$500,000 in Stony Plain's Westerra subdivision. You'll feel at home the moment you walk in the door of this 1600 sq ft 2-storey PLUS fully finished basement. Open concept main floor. Good size living room with gas fireplace and large windows. Kitchen is a great size with lots of prep space, updated appliances and large pantry. Dining area is perfect for hosting family & friends with tons of natural light! MAIN FLOOR LAUNDRY! Upstairs the master suite features room for a king size bed, his & hers closets & a large 4pc ensuite. 2 more bedrooms are great for kids, guests or a home office. Basement is fully developed with 2 large room, suitable as a bedroom or use them as a family room or whatever else you dream up! Another 3pc bath too! Triple garage has room for cars and toys! West facing pie shaped lot is perfect to keep kids and pets entertained and contained. Great location on a cul-de-sac with easy access out of the subdivision. Very close to Memorial Composite!

Built in 2004

### Essential Information

MLS® # E4441457

Price \$474,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,615                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 212 Westerra Boulevard |
| Area        | Stony Plain            |
| Subdivision | Westerra               |
| City        | Stony Plain            |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Z 2W9                |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Vinyl Windows |
| Parking   | Insulated, Triple Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Level Land, Playground |

|              |                    |
|--------------|--------------------|
|              | Nearby, Schools    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 91         |

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Listing information last updated on June 16th, 2025 at 9:47am MDT