

## **\$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	9
Zoning	Zone 91

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 19th, 2025 at 7:17am MDT