

## \$465,000 - 13 Westerra Crest, Stony Plain

MLS® #E4431006

**\$465,000**

4 Bedroom, 3.00 Bathroom, 1,200 sqft  
Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Make this pristine, spacious, open concept bungalow with newly finished basement your new home. Situated on a massive pie shaped lot, located in a cul de sac with no rear neighbour and close to walking trails that run through the interior of Stony Plain. Just under 2200sqft of living space includes 3+1 bedrooms, 3 full baths and an attached double garage. Primary bedroom fits a king size bed plus dressers and has 4pce ensuite and W/I closet. Kitchen has new Bosch gas stove and refrigerator, corner pantry, coffee bar, centre island and ample kitchen cabinetry with pot drawers. Patio doors open to maintenance free decking that has gas hookup for bbq and patio. Cozy living room features hardwood flooring with the focal point being the gas fireplace and oak mantle. Basement has recently been finished to include a massive family room and bonus area for workout, games area, 3pce bath and a generous sized bedroom. Central A/C, Tankless HWT, and high efficiency furnace was added in 2016, HRV 2021.

Built in 2005

### Essential Information

MLS® # E4431006

Price \$465,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,200
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	13 Westerra Crest
Area	Stony Plain
Subdivision	Westerra
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1X2

### **Amenities**

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Microwave Hood Fan-Two, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Oak Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, No Back Lane, No Through Road, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## School Information

Elementary	High Park
Middle	High Park
High	Stony Plain Memorial High

## Additional Information

Date Listed	April 15th, 2025
Days on Market	16
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 May 1st, 2025 at 1:47pm MDT