

# \$342,900 - 116 Westerra Boulevard, Stony Plain

MLS® #E4453843

## \$342,900

3 Bedroom, 2.50 Bathroom, 1,255 sqft  
Condo / Townhouse on 0.00 Acres

Westerra, Stony Plain, AB

Charming 1,255 Sq. Ft. Westerra Park Condo  
“ Park Views! This 1,255 sq. ft. two-story  
condo, backing onto a serene park, offers 3  
spacious bedrooms and 2.5 modern  
bathrooms. The living room features a cozy  
fireplace and vaulted ceilings for a bright, airy  
feel. The large master suite includes a vaulted  
ceiling, ample closet space, and a private  
ensuite. Freshly updated with new paint, plush  
carpet, sleek countertops, stylish bathroom  
fixtures and a new 10 year warranty furnace.  
The insulated double garage has a water  
faucet and gas rough-in. Enjoy BBQs on the  
private deck with a natural gas outlet,  
overlooking the park. The unfinished  
basement, with high ceilings and plumbing  
rough-in, is perfect for a rec room or gym.  
Ideal for families or professionals, it’s  
steps from schools, parks, and Stony Plain  
amenities.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453843  |
| Price      | \$342,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,255             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 116 Westerra Boulevard |
| Area        | Stony Plain            |
| Subdivision | Westerra               |
| City        | Stony Plain            |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Z 2Z7                |

### Amenities

|                |                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Hot Water Natural Gas, Low Flow Faucets/Shower, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                                                                 |
| Parking        | Double Garage Attached, Insulated                                                                                                                                                 |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Stories           | 2                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                    |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Brick, Vinyl                                |
| Foundation        | Concrete Perimeter                                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 70                |
| Zoning         | Zone 91           |
| Condo Fee      | \$370             |

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 October 29th, 2025 at 4:47pm MDT