# \$578,900 - 31 Westwood Way, Fort Saskatchewan

MLS® #E4460332

## \$578.900

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.

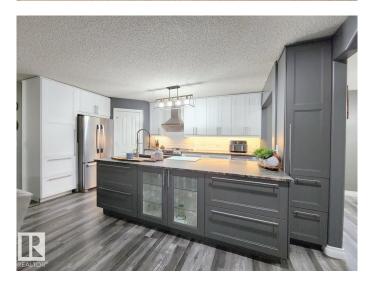
Built in 1998

## **Essential Information**

MLS® # E4460332 Price \$578,900







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 28

Zoning Zone 62

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Listing information last updated on October 29th, 2025 at 10:32am MDT