

# \$574,999 - 1952 Westerra Lane, Stony Plain

MLS® #E4463614

**\$574,999**

3 Bedroom, 2.50 Bathroom, 2,036 sqft  
Single Family on 0.00 Acres

Westerra, Stony Plain, AB

5 Things to Love About This Alquinn Home in Westerra: 1) Modern Design & Space: This stunning 2-storey new build offers over 2000sqft of thoughtfully designed living space on a desirable corner lot with a double attached garage. 2) Open Concept Living: The main floor features a bright, open layout connecting the living, dining, and kitchen areas—complete with an electric fireplace and an island with breakfast bar seating. 3) Smart Functionality: A walkthrough pantry leads to the mudroom with garage access, plus a convenient 2-piece bath for guests. 4) Room for Everyone: The upper level includes a spacious bonus room filled with natural light, two generous bedrooms, a 4-piece bath, and upper laundry for added ease. 5) Luxury Primary Retreat: The primary suite boasts a 5-piece ensuite with dual sinks, stand-alone shower, soaker tub, and a large walk-in closet—your private oasis awaits! \*Photos are representative\*

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463614  |
| Price     | \$574,999 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,036                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1952 Westerra Lane |
| Area        | Stony Plain        |
| Subdivision | Westerra           |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 0M9            |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Exterior Walls- 2"x6", No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                |

### Interior

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

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Corner Lot, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 91            |

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Listing information last updated on October 28th, 2025 at 12:02pm MDT