

## \$489,900 - 313 Westerra Boulevard, Stony Plain

MLS® #E4451683

**\$489,900**

4 Bedroom, 3.50 Bathroom, 1,826 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Welcome to this stunning and well-maintained 4-bedroom home, perfectly located on a family-friendly cul-de-sac just steps from parks and schools. Offering both comfort and style, this home is packed with upgrades and modern features throughout. Step inside to find gleaming hardwood and vinyl flooring, a spacious layout, and Hunter Douglas blinds for added elegance and privacy. The kitchen is outfitted with stainless steel appliances, a gas stove, and plenty of counter space—perfect for everyday cooking or entertaining. Enjoy year-round comfort with central A/C (2018), a newer furnace (2015), Roof (2014) and peace of mind with a Nest thermostat and Vivint security system. The finished basement (completed in 2023) adds valuable extra living space—ideal for a rec room, home gym, or living area. Outside, you’ll love the massive 2-tiered deck—perfect for summer BBQs and outdoor gatherings—complete with a gazebo and an Arctic Spa hot tub for relaxing in any season.

Built in 2003

### Essential Information

MLS® # E4451683

Price \$489,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,826                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 313 Westerra Boulevard |
| Area        | Stony Plain            |
| Subdivision | Westerra               |
| City        | Stony Plain            |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Z 2W8                |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Gazebo, Hot Tub, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                 |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                           |
| Fireplaces        | Mantel                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                                                |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Cul-De-Sac, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 10               |
| 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 August 17th, 2025 at 8:02pm MDT