

## \$565,000 - 1930 Westerra Lane, Stony Plain

MLS® #E4439700

**\$565,000**

3 Bedroom, 2.50 Bathroom, 2,248 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

It's heating up out there—cool off in this spacious 2200 Sq Ft 2-storey built by Coventry Homes, complete with A/C and ready for summer fun! With soaring ceilings and huge windows, the main floor layout feels open and bright, featuring a spacious living area, half bath, mudroom & versatile front den. Modern & well equipped kitchen has everything you need: quartz countertops, sleek appliances (including a Smart Hub fridge), walk-through pantry, beverage cooler, & plenty of cabinet space. The dining area leads out to a beautifully landscaped, fenced, west-facing backyard w/ a floating composite deck, & gazebo,—perfect for relaxing while the kids play. Upstairs, unwind in the cozy bonus room or retreat to the large primary suite with a walk-in closet and oversized ensuite. You'll also find two more generous bedrooms, a full bathroom, and convenient upstairs laundry. Unspolied basement, and the attached garage will fit the mini van & your one-ton truck! Westerra rink and playgrounds just steps away!

Built in 2023

### Essential Information

MLS® # E4439700

Price \$565,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,248                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1930 Westerra Lane |
| Area        | Stony Plain        |
| Subdivision | Westerra           |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 0L3            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Gazebo, No Smoking Home, Smart/Program. Thermostat, HRV System |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | High Park School   |
| Middle     | High Park School   |
| High       | Memorial Composite |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 91        |

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Listing information last updated on June 13th, 2025 at 9:48am MDT