

\$574,800 - 31 Westwood Way, Fort Saskatchewan

MLS® #E4460332

\$574,800

4 Bedroom, 3.50 Bathroom, 2,188 sqft

Single Family on 0.00 Acres

Westwood Trails, Fort Saskatchewan, AB

Modern & beautifully updated 2-story in Westpark! 4 bedrooms, 4 baths, A/C, fully finished basement. A gorgeous, remodeled kitchen boasting textured granite, 11 large pot drawers, dual slider accessory drawers, recycle/trash drawer, composite sink, pantry, stainless steel appliances. The living room features a stone accent wall, large windows, tv wall mount. Huge dining room for lots of family & friends & entry to the beautiful 4-season sun room. A bright front den, updated 2 pc bath, main floor laundry, vinyl 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 en-suite w/ 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, high-eff. furnace (1yr) & hot water tank (2yr), plus lots of storage. Great location & only 2 blocks to the playground & spray park and the always beautiful trail system & river valley.

Built in 1998

Essential Information

MLS® # E4460332

Price \$574,800

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
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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	49
Zoning	Zone 62

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