

## \$489,900 - 1186 Westerra Link, Stony Plain

---

MLS® #E4442094

**\$489,900**

3 Bedroom, 2.50 Bathroom, 2,195 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Welcome to Westerra! This home offers 3 bedrooms and 2.5 bathrooms, making it a perfect family home! Close to schools for the kids, tucked on a quiet street, with a great backyard! The main floor has an open concept with hardwood flooring. The main floor includes laundry room and lots of closet space, with easy access to the attached garage. The family will love the bonus room, which offers versatility and can be utilized as a home office, playroom, or entertainment area. The primary suite is massive and easily fits a king, with walk-in closet and ensuite. This home is move-in ready for the family! Don't miss out! This one!



Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4442094      |
| Price          | \$489,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,195         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |

|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1186 Westerra Link |
| Area        | Stony Plain        |
| Subdivision | Westerra           |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 2Z4            |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Air Conditioner, Deck  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, 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 | Backs Onto Park/Trees, Fenced, Golf Nearby, No Back Lane, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 5               |

## 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 June 17th, 2025 at 2:47pm MDT