# \$540,000 - 1611 Westerra Avenue, Stony Plain

MLS® #E4442618

### \$540,000

4 Bedroom, 3.50 Bathroom, 2,208 sqft Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Located in desirable Westerra in Stony Plain, this beautifully finished over 2,200 sq ft family home offers 4 bedrooms and 3.5 baths across a spacious, thoughtfully designed layout. The open-concept main floor features a stylish kitchen with upgraded S.S. appliances, a large central island, walk-through pantry, & rich custom cabinetry. The adjacent dining area opens to a fully landscaped, fenced backyard, while the bright living room showcases a cozy fireplace & abundant natural light. Upstairs offers a generous bonus room, two well-sized bedrooms, & a luxurious primary suite with dual walk-in closets & a spa-like 5-piece ensuite including a soaker tub & separate shower. The basement is fully developed with a large rec room, fourth bedroom, 4-piece bath, & ample storage. Additional highlights include main floor laundry, front porch, rear deck, & an attached double garage with direct home access. Ideally located near parks, playgrounds, schools & amenities. Photos of inside coming next week.

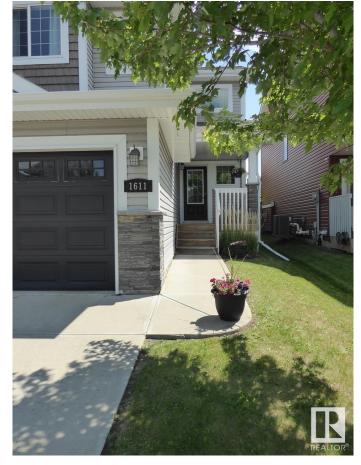
Built in 2012

#### **Essential Information**

MLS® # E4442618 Price \$540,000

Bedrooms 4





Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 2,208 Acres 0.00 Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1611 Westerra Avenue

Area Stony Plain
Subdivision Westerra
City Stony Plain
County ALBERTA

Province AB

Postal Code T7Z 0H2

## **Amenities**

Amenities Deck, Front Porch, Gazebo
Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage

Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 16th, 2025

Days on Market 1

Zoning Zone 91



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Listing information last updated on June 17th, 2025 at 1:32am MDT