

\$475,000 - 53 Westwood Green, Fort Saskatchewan

MLS® #E4448595

\$475,000

4 Bedroom, 3.00 Bathroom, 1,178 sqft

Single Family on 0.00 Acres

Westwood Trails, Fort Saskatchewan, AB

Immaculate 3+1 Bedroom Upgraded Home on a Quiet Street in Westpark! The Main Floor boasts a Vaulted Ceiling in the Living/ Dining room. The Spacious West Facing Kitchen offers access to the Deck & overlooks the Lower Level Family room. The Upper Level features 3 Bedrooms & a 4pce Bathroom. The Primary Bedroom includes Walk-In Closet & a 3pce Ensuite. The Lower Level offers a Family room w/a Gas Fireplace, 4th Bedroom, 2pce Bathroom, Laundry Area & access to the Garage! The Basement includes a Rec room! UPGRADES: Vinyl Plank Flooring(2025), Freshly Painted on Main/Upper/Lower Level(2025), HWT(2021), Shingles(2018), Furnace(2017), AC(2017). Enjoy the Large West Facing Backyard w/a Deck!

Built in 1997

Essential Information

MLS® #	E4448595
Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,178
Acres	0.00
Year Built	1997



Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	53 Westwood Green
Area	Fort Saskatchewan
Subdivision	Westwood Trails
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4G3

Amenities

Amenities	Air Conditioner, Deck, Hot Tub
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	Zone 62

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