

## \$474,000 - 10 Westwood Lane, Fort Saskatchewan

MLS® #E4437074

**\$474,000**

4 Bedroom, 3.50 Bathroom, 1,814 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Welcome to this spacious 2-storey family home in desirable Westpark! With over 1,800 sq ft, the open-concept main floor features a kitchen with island & breakfast bar + large walk-in pantry. The adjacent dining area faces the yard & has enough space for everyone! The comfy living room features a gas fireplace (so Santa can find you), and a pretty yard view. Also on the main: 2 pc bath, laundry & an attached double garage. Upstairs you'll find a bright, front-facing bonus room with big windows, a generous primary suite with walk-in closet and private 4-piece ensuite including a jetted tub, plus two additional bedrooms and a full bath. The fully finished basement has updated flooring, 3 windows, a large bedroom, 3-piece bath, rec room, and ample storage. Enjoy a fully fenced & landscaped yard with a unique raised stone patio for those summer BBQ's. All appliances includedâ€”fridge new this year! With a long driveway, parking is a breeze. Located close to shops, transport, parks, trails & schools.

Built in 2002

### Essential Information

MLS® # E4437074

Price \$474,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,814
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	10 Westwood Lane
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4N6

### Amenities

Amenities	Deck, Front Porch, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Win Ferguson K-6
Middle	Rudolph Hennig 7-9
High	Fort Sask High 9-12

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	2
Zoning	Zone 62

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