

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

MLS® #E4429132

**\$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® # E4429132

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  |
| 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                April 4th, 2025  
Days on Market        26  
Zoning                     Zone 62

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