

## \$529,500 - 14 Westwood Way, Fort Saskatchewan

MLS® #E4463699

**\$529,500**

4 Bedroom, 3.00 Bathroom, 1,376 sqft

Single Family on 0.00 Acres

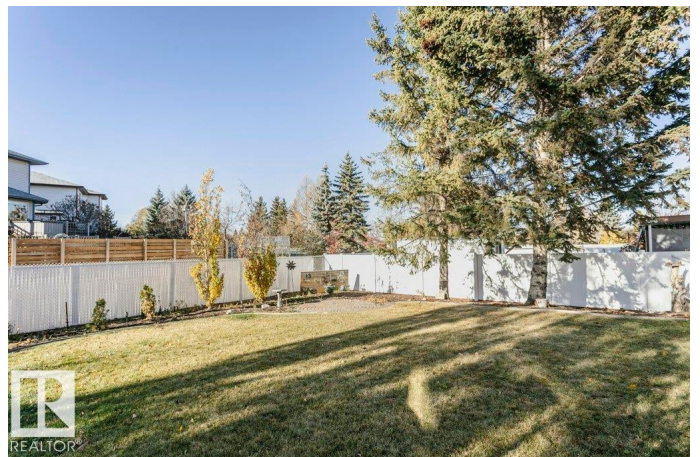
Westwood Trails, Fort Saskatchewan, AB

Show Home condition on this immaculate Fully Developed modified Bi-Level ! You are greeted to this impressive home by a grand foyer leading upstairs or to the fully developed basement . In this modified Bi Level home the upper floor features a massive primary Bedroom with full walk in closet and 3 piece ensuite bath. Main floor boasts a great room with feature gas fireplace and large windows over looking back yard. Open concept Kitchen with coffee bar station - corner pantry -Working Island and plenty of cabinets and counterspace for the chef in mind. Full bath - Second Bedroom and DREAM main floor Laundry room finish up the main floor. The lower level has large family room with another gas fireplace and all new vinyl plank flooring - 3rd bathroom and 2 more bedrooms & Plenty of storage too. Home has Central AC - Newer Shingles - Underground Sprinkler System - 40 Amp electrical cord under deck for future hot tub

Built in 1996

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463699  |
| Price     | \$529,500 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,376                  |
| Acres          | 0.00                   |
| Year Built     | 1996                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 14 Westwood Way   |
| Area        | Fort Saskatchewan |
| Subdivision | Westwood Trails   |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4G4           |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6", Sprinkler Sys-Underground, Vinyl Windows |
| Parking   | Double Garage Attached                                                                 |

### Interior

|                   |                                                                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                |
| Fireplaces        | Mantel                                                                                                                                                                                                             |
| Stories           | 3                                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                                                     |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 62            |

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Listing information last updated on November 3rd, 2025 at 12:03pm MST