

## \$540,000 - 17 Westerra Court, Stony Plain

MLS® #E4429945

### \$540,000

3 Bedroom, 3.50 Bathroom, 1,648 sqft  
Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Conveniently located near walking trails, a golf course, and schools, this Stunning updated home sits in a quiet cul-de-sac on an impressive pie-shaped lot that backs onto trees and pathways, offering unmatched privacy with no rear neighbors and none directly on one side. Inside, you'll find new flooring, lighting, and kitchen appliances, along with a recently replaced furnace and hot water tank, making this home completely turn-key. The upper level features a spacious bonus room, a primary suite with a walk-in closet and ensuite, and the convenience of second-floor laundry. The fully finished basement offers a large rec room perfect for entertaining. Enjoy the heated, oversized double attached garage. The backyard is a showstopper, surrounded by nature. You will spend many days and evenings enjoying the massive deck. A rare, private retreat with modern upgrades in an ideal location!

Built in 2004

### Essential Information

MLS® #	E4429945
Price	\$540,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,648
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	17 Westerra Court
Area	Stony Plain
Subdivision	Westerra
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2X1

### **Amenities**

Amenities	Detectors Smoke, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Schools
Roof	Asphalt Shingles

Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 9th, 2025  
Days on Market 6  
Zoning Zone 91

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