

## \$464,900 - 12 Westerra Court, Stony Plain

MLS® #E4456790

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,711 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Located in the desirable family-friendly community of Westerra, this gorgeous home sits on a MASSIVE PIE lot at the end of a quiet cul-de-sac. With an impressive open-to-below floor plan, the home is filled with natural light streaming through expansive windows, creating a warm and inviting atmosphere. The kitchen is a true highlight, featuring quartz countertops, an eating bar, and stainless steel appliances—perfect for both everyday living and entertaining. Upstairs, the oversized master suite offers the ultimate retreat with space to unwind and recharge. Two additional bedrooms and 2.5 baths make this home ideal for families. Step outside to enjoy one of the largest yards in the neighborhood, complete with a maintenance-free deck for relaxing or hosting gatherings. The main floor laundry adds convenience, while the basement provides a blank canvas—ready to be transformed into your dream space. Complete with A/C and NEW shingles. A rare opportunity in a sought-after location!

Built in 2003

### Essential Information

MLS® # E4456790

Price \$464,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,711                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 12 Westerra Court |
| Area        | Stony Plain       |
| Subdivision | Westerra          |
| City        | Stony Plain       |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7Z 2X1           |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Double Garage Attached       |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Fireplaces        | Mantel                                                                                                                 |
| Stories           | 2                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Unfinished                                                                                                       |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Schools |

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

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 91             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 8:32pm MDT