

Courtesy Of Heather McLellan Of Exp Realty

## \$574,900 - 208 Westerra Boulevard, Stony Plain

MLS® #E4453959

**\$574,900**

4 Bedroom, 3.50 Bathroom, 2,280 sqft

Single Family on 0.00 Acres

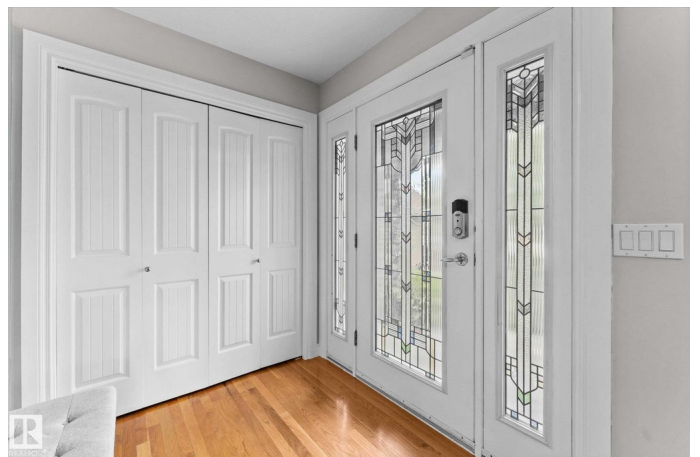
Westerra, Stony Plain, AB

Fully finished, in a quiet cul-de-sac & located on a pie shaped lot! Mature landscaping that backs onto trail leading to green space. This home exudes pride of ownership & is beautifully finished with features including a beautiful arched stone front entrance & stained glass door. Hardwood floors throughout the main floor & part of the upper level, upgraded carpeting, professionally painted and stunning granite in the kitchen. Tile in all bathrooms plus the kitchen, mudroom & foyer. 2 gas fireplaces and an oversized garage. This wonderfully designed home offers a beautiful kitchen with Bosch appliances, an inviting living room with built-ins around the fireplace, den/dining room, 4 very large bedrooms, 3.5 baths & oversized bonus room with glass door. The basement is home to a theater/family room and 4th bedroom with walk through closet to the oversized 4 pce bath with heated tile floors. Make this your new home!

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453959  |
| Price      | \$574,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,280                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 208 Westerra Boulevard |
| Area        | Stony Plain            |
| Subdivision | Westerra               |
| City        | Stony Plain            |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Z 2W9                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Patio                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Projector, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                                                    |
| Fireplaces        | Mantel, Stone Facing                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                                         |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                         |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, No Back Lane, |

Playground Nearby, Schools, Shopping Nearby

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 63                |
| 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 October 23rd, 2025 at 11:03am MDT