

\$578,900 - 31 Westwood Way, Fort Saskatchewan

MLS® #E4460332

\$578,900

4 Bedroom, 3.50 Bathroom, 2,188 sqft

Single Family on 0.00 Acres

Westwood Trails, Fort Saskatchewan, AB

Beautiful and upgraded 2-story in Westpark! 4 total bedrooms, 4 baths, A/C, fully developed basement. A gorgeous updated kitchen boasting textured granite, pot drawers, dual slider accessory drawers, recycle/trash drawer, composite sink, pantry, stainless steel appliances. The living room features a stone accent wall, multiple windows, tv wall mount. Huge dining room for lots of family & friends & access to the sunroom & back yard. A front den, updated 2 pc bath, main floor laundry, vinly plank flooring round it out. Upstairs is a large bonus room with a corner gas fireplace. The primary bedroom suite has a walk-in closet, gas fireplace, 4 pc ensuite with granite vanity. 2 extra bedrooms, updated 4pc main bathroom, newer carpet top it off. The basement has a rec room, large 4th bedroom & 4 pc bathroom, updated furnace and hot water tank, plus lots of storage. 2 blocks to the playground & spray park, the always beautiful trail system & river valley, public transportation, groceries, restaurants and more.

Built in 1998

Essential Information

MLS® # E4460332

Price \$578,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,188
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	31 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", No Smoking Home
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Garage Opener, Hood Fan, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Window Coverings, TV Wall Mount, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 1st, 2025
Days on Market	22
Zoning	Zone 62

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 6:32am MDT