

## \$540,000 - 1611 Westerra Avenue, Stony Plain

MLS® #E4442618

**\$540,000**

4 Bedroom, 3.50 Bathroom, 2,208 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Located in desirable Westerra in Stony Plain, this beautifully finished over 2,200 sq ft family home offers 4 bedrooms and 3.5 baths across a spacious, thoughtfully designed layout. The open-concept main floor features a stylish kitchen with upgraded S.S. appliances, a large central island, walk-through pantry, & rich custom cabinetry. The adjacent dining area opens to a fully landscaped, fenced backyard, while the bright living room showcases a cozy fireplace & abundant natural light. Upstairs offers a generous bonus room, two well-sized bedrooms, & a luxurious primary suite with dual walk-in closets & a spa-like 5-piece ensuite including a soaker tub & separate shower. The basement is fully developed with a large rec room, fourth bedroom, 4-piece bath, & ample storage. Additional highlights include main floor laundry, front porch, rear deck, & an attached double garage with direct home access. Ideally located near parks, playgrounds, schools & amenities. Photos of inside coming next week.

Built in 2012

### Essential Information

MLS® # E4442618

Price \$540,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,208
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1611 Westerra Avenue
Area	Stony Plain
Subdivision	Westerra
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 0H2

### Amenities

Amenities	Deck, Front Porch, Gazebo
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 16th, 2025
Days on Market	1
Zoning	Zone 91



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Listing information last updated on June 17th, 2025 at 2:17am MDT