

\$489,900 - 313 Westerra Boulevard, Stony Plain

MLS® #E4451683

\$489,900

4 Bedroom, 3.50 Bathroom, 1,826 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Welcome to this stunning and well-maintained 4-bedroom home, perfectly located on a family-friendly cul-de-sac just steps from parks and schools. Offering both comfort and style, this home is packed with upgrades and modern features throughout. Step inside to find gleaming hardwood and vinyl flooring, a spacious layout, and Hunter Douglas blinds for added elegance and privacy. The kitchen is outfitted with stainless steel appliances, a gas stove, and plenty of counter space—perfect for everyday cooking or entertaining. Enjoy year-round comfort with central A/C (2018), a newer furnace (2015), Roof (2014) and peace of mind with a Nest thermostat and Vivint security system. The finished basement (completed in 2023) adds valuable extra living space—ideal for a rec room, home gym, or living area. Outside, you’ll love the massive 2-tiered deck—perfect for summer BBQs and outdoor gatherings—complete with a gazebo and an Arctic Spa hot tub for relaxing in any season.

Built in 2003

Essential Information

MLS® # E4451683

Price \$489,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,826
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	313 Westerra Boulevard
Area	Stony Plain
Subdivision	Westerra
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2W8

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Gazebo, Hot Tub, See Remarks, Vacuum System-Roughed-In, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Cul-De-Sac, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 7th, 2025
Days on Market	12
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 August 19th, 2025 at 1:02pm MDT