

\$389,900 - 13 Westwood Drive, St. Albert

MLS® #E4433008

\$389,900

4 Bedroom, 2.50 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

Woodlands (St. Albert), St. Albert, AB

Welcome to the heart of St. Albert. Nicely maintained and renovated 4 bedroom home in a friendly Woodlands neighborhood. Recent upgrades include bathrooms, flooring, trim, paint, kitchen counter tops, Appliances, HWT etc. Upper floor features 3 Bedrooms, 1.5 bathrooms, Kitchen, Dining area and large Living room. Basement has SEPERATE ENTRANCE and features Huge Living area, full bathroom and large bedroom with walk in closet. Walking distance to 3 schools in the area and quick and easy access to public transit systems. Easy walk to St. Albert Botanical Park, river walkway/Winter cross country trail system, Willoughby park and rink. There is a large impressive back yard with an abundance of plants. Yard also includes a garden with a good sized shed for storage all surrounded by mature trees and a long driveway for multiple vehicles including RV.

Built in 1981

Essential Information

MLS® #	E4433008
Price	\$389,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,062
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	13 Westwood Drive
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3E3

Amenities

Amenities	Off Street Parking, On Street Parking, Parking-Extra
Parking	Front Drive Access, No Garage, Parking Pad Cement/Paved, RV Parking

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed April 26th, 2025

Days on Market 4

Zoning Zone 24

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 April 30th, 2025 at 6:02pm MDT