# \$530,000 - 1606 Westerra Avenue, Stony Plain

MLS® #E4460057

#### \$530,000

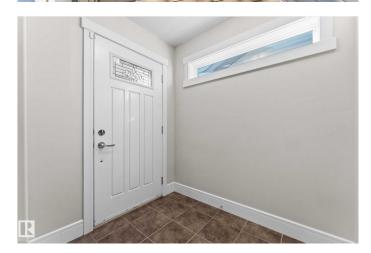
3 Bedroom, 2.50 Bathroom, 2,052 sqft Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Welcome to 1606 Westerra Avenue, this beautiful 2052 sqft 2-storey is in the newer part of Westerra in Stony Plain, close to playgrounds and the ODR! This air-conditioned home has 3 bedrooms and 2.5 bathrooms. On the main floor is a large entry with tiled floor, a 2p bathroom and the mudroom leading to the heated dbl attached garage. The kitchen has dark cabinets, granite counters, a corner pantry and a large island. With Open concept design to the dining space and living room with hardwood floors and gas fireplace. The garden doors lead to the large deck in the west facing backyard complete with a dog run. The upper floor has 3 bedrooms including the primary suite with space for a king bed, large walk-in closet, a 4p ensuite with soaker tub and separate shower. There is a large bonus room with vaulted ceiling, the main 4p bathroom and the laundry room upstairs. The basement is left unfinished for your creative design. Upgrades: Hot Water on Demand, New Shingles in 2023, Central VAC, Garage Heater & AC!







Built in 2012

# **Essential Information**

MLS® # E4460057 Price \$530,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 2,052

Acres 0.00

Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 1606 Westerra Avenue

Area Stony Plain

Subdivision Westerra

City Stony Plain

County ALBERTA

Province AB

Postal Code T7X 0H2

#### **Amenities**

Amenities Air Conditioner, Deck, Dog Run-Fenced In, Hot Water Instant

Parking Double Garage Attached, Front Drive Access, Heated, Insulated

# Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window

Coverings, Garage Heater

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 30th, 2025

Days on Market 35

Zoning Zone 91

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Listing information last updated on November 4th, 2025 at 9:48am MST