

Courtesy Of Wally Karout Of Royal Lepage Arteam Realty

## \$435,747 - 1719 Westerra Wynd, Stony Plain

MLS® #E4439016

**\$435,747**

3 Bedroom, 2.50 Bathroom, 1,606 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Welcome to the "Belgravia" built by the award-winning builder Pacesetter Homes. This is the perfect place and is perfect for a young couple of a young family. Beautiful parks and green space through out the area of Lake Westerra and has easy access to the walking trails. This 2 storey single family attached half duplex offers over 1600 +sqft, Vinyl plank flooring laid through the open concept main floor. The chef inspired kitchen has a lot of counter space and a full height tile back splash. Next to the kitchen is a very cozy dining area with tons of natural light, it looks onto the large living room. Carpet throughout the second floor. This floor has a large primary bedroom, a walk-in closet, and a 3 piece ensuite. There is also two very spacious bedrooms and another 4 piece bathroom. Lastly, you will love the double attached garage. \*\*\* Photos used are from a previously built home and this home will be complete by the end of June and the photos will be updated\*\*\*

Built in 2024

### Essential Information

MLS® #	E4439016
Price	\$435,747
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,606
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1719 Westerra Wynd
Area	Stony Plain
Subdivision	Westerra
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2Z1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Lake Access Property, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 28th, 2025

Days on Market                20

Zoning                            Zone 91

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Listing information last updated on June 17th, 2025 at 4:47pm MDT