

\$349,900 - 116 Westerra Boulevard, Stony Plain

MLS® #E4453843

\$349,900

3 Bedroom, 2.50 Bathroom, 1,255 sqft
Condo / Townhouse on 0.00 Acres

Westerra, Stony Plain, AB

Charming 1,255 Sq. Ft. Westerra Park Condo
“ Park Views! This 1,255 sq. ft. two-story
condo, backing onto a serene park, offers 3
spacious bedrooms and 2.5 modern
bathrooms. The living room features a cozy
fireplace and vaulted ceilings for a bright, airy
feel. The large master suite includes a vaulted
ceiling, ample closet space, and a private
ensuite. Freshly updated with new paint, plush
carpet, sleek countertops, stylish bathroom
fixtures and a new 10 year warranty furnace.
The insulated double garage has a water
faucet and gas rough-in. Enjoy BBQs on the
private deck with a natural gas outlet,
overlooking the park. The unfinished
basement, with high ceilings and plumbing
rough-in, is perfect for a rec room or gym.
Ideal for families or professionals, it’s
steps from schools, parks, and Stony Plain
amenities.

Built in 2006

Essential Information

MLS® #	E4453843
Price	\$349,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,255
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	116 Westerra Boulevard
Area	Stony Plain
Subdivision	Westerra
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2Z7

Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Low Flow Faucets/Shower, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 20th, 2025
Days on Market	27
Zoning	Zone 91
Condo Fee	\$370

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 September 15th, 2025 at 11:32pm MDT