

## \$329,900 - 147 Westwood Lane, Fort Saskatchewan

MLS® #E4457995

**\$329,900**

2 Bedroom, 3.00 Bathroom, 1,292 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

Nestled in the desirable Westwood Trails subdivision, this 1,246 sq. ft. 2-story home offers comfort, functionality, and convenience. Featuring 2 spacious bedrooms, a single attached garage, and new shingles, this property is perfect for modern living. The main floor welcomes you with a bright living room overlooking the kitchen, complete with a corner pantry, island sink with breakfast bar, and a dining area that opens onto a spacious two-tiered deck and generous backyard—a convenient 2PC bath, laundry area, and direct garage access complete this level. Upstairs, you’ll find a 4PC main bathroom and two well-sized bedrooms. The primary suite stands out with its own 4PC ensuite and walk-in closet. Finished basement expands your living space with a large recreation room, an additional 2PC bath, a utility, and storage areas. Added perks include an extended driveway for extra parking and are within walking distance to the Dow Centennial Centre, Pryce Alderson Park, the spray park, and walking/biking trails

Built in 2004

### Essential Information

MLS® # E4457995

Price \$329,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,292         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 147 Westwood Lane |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T0B 4N8           |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", Fire Pit, Sprinkler Sys-Underground, Vinyl Windows |
| Parking   | Single Garage Attached                                                          |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                     |
| Stories           | 3                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                    |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 62              |

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 18th, 2025 at 11:17am MDT