

# \$349,900 - 107 Westwood Lane, Fort Saskatchewan

MLS® #E4429080

**\$349,900**

3 Bedroom, 1.50 Bathroom, 1,388 sqft

Single Family on 0.00 Acres

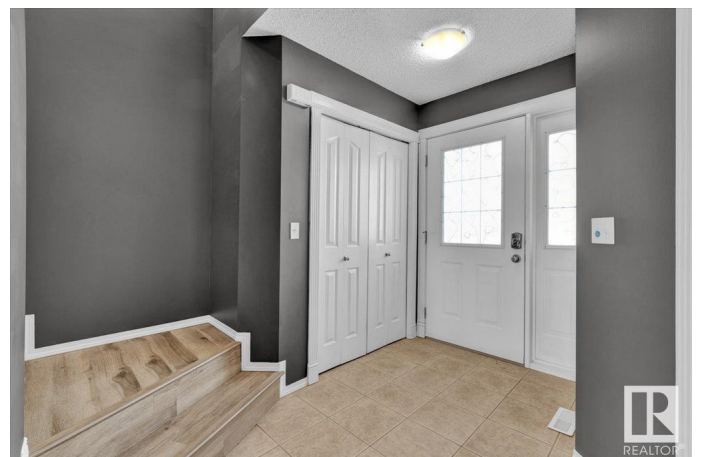
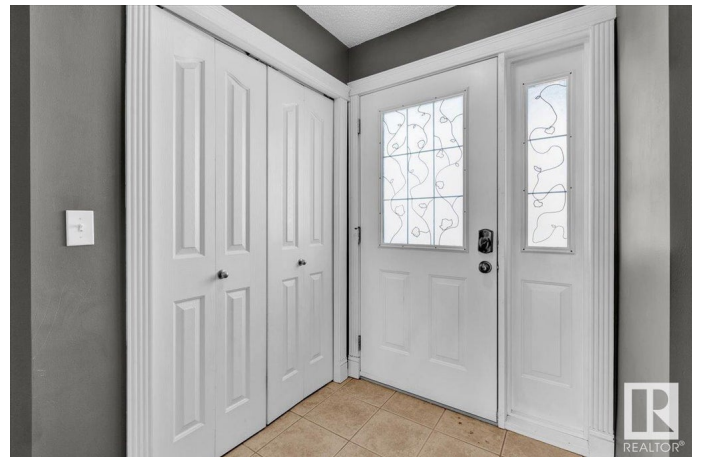
Westwood Trails, Fort Saskatchewan, AB

Welcome Home! Terrific 3 Bedroom 1.5 Bathroom Duplex in Fort Saskatchewan with Private South Facing Fenced Back yard. Close to parks, trails, shopping, restaurants, and more. Quiet family location. Single attached oversized finished garage with opener. Large entrance way leads to main floor half bathroom and open concept living room kitchen and dining, with main floor fireplace. Ample kitchen with plenty of storage and island overlooking dining and living room. Dining area leads to fenced landscaped back yard with deck and retaining wall. Private space with lots of sun backs onto no houses. Unfinished basement provides tons of potential has laundry, storage, and utility area. Upper floor with no carpet has large master bedroom with walk through ensuite bathroom. Total of 3 bedrooms and 1 full bathroom. Some notable updates over the years include, deck, shingles 2023, garage door, no carpets, appliances, and paint. Tons of potential in a great community!

Built in 2003

## Essential Information

MLS® #	E4429080
Price	\$349,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,388
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	107 Westwood Lane
Area	Fort Saskatchewan
Subdivision	Westwood Trails
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4N7

### **Amenities**

Amenities	Deck, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 4th, 2025

Days on Market 4

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 April 8th, 2025 at 11:32am MDT