

## \$574,900 - 30 Westwood Lane, Fort Saskatchewan

MLS® #E4454162

**\$574,900**

4 Bedroom, 3.50 Bathroom, 1,642 sqft

Single Family on 0.00 Acres

Westwood Trails, Fort Saskatchewan, AB

Welcome to 30 Westwood Lane in Fort Saskatchewan! This stunning 1,641 sq ft 2-storey has been fully renovated and is move-in ready. The main floor features new laminate floors and a gorgeous white kitchen with quartz counters, tile backsplash, and endless storage. Upstairs offers 3 bedrooms including a primary with a tiled 3-pc ensuite shower, plus a bright bonus room filled with natural light. The finished basement adds a 4th bedroom, a sleek 3-pc bathroom, full wet bar, and cozy electric fireplace. Outdoor living is just as impressive with a massive deck, immaculate landscaping, new fence (2022), gutters and Gemstone lighting (2023), and brand-new backyard landscaping (2025). Major updates include shingles, water heater, sprinklers, and garage door opener (2018), main floor renovations (2019), upstairs (2021), and basement with bathroom/bar (2024). Additional upgrades include garage heater, front deck, and deck improvements. A beautifully updated home with curb appeal and every detail cared for!

Built in 2003

### Essential Information

MLS® # E4454162

Price \$574,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,642                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 30 Westwood Lane  |
| Area        | Fort Saskatchewan |
| Subdivision | Westwood Trails   |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4N6           |

### Amenities

|           |                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Bar, Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Sprinkler Sys-Underground, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                       |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                 |
| Fireplaces        | Stone Facing                                                                                                                                                                                        |
| Stories           | 3                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                      |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, No Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby, View City |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 15                |
| Zoning         | Zone 62           |

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Listing information last updated on September 5th, 2025 at 2:03pm MDT