

## \$400,000 - 2056 Westerra Loop, Stony Plain

MLS® #E4446358

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,623 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Enjoy this open concept home with 9 foot ceilings! The kitchen shines with abundant quartz countertops, pantry, lots of cabinets, pot and pendant lighting, and it is nicely equipped with sleek stainless steel appliances.

Washed oak luxury vinyl plank flooring shine on the main floor and the large windows have professional blinds. There are also transom windows above the sliding doors to the fully fenced yard with deck. Upstairs there are 3 bedrooms, a bonus room and laundry with Maytag appliances. The master bedroom ensuite features 2 sinks, a double sized shower and a walk in closet of course. The 2nd and 3rd bedrooms are a good size and a full bathroom rounds out this level. Located in the exceptional Lake Westerra neighborhood full of trails, playgrounds & parks! The oversized double garage has room for a SUV or truck and there is also two parking pads in front of the garage as well as parking on the street.

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446358  |
| Price     | \$400,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,623         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2056 Westerra Loop |
| Area        | Stony Plain        |
| Subdivision | Westerra           |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 0M9            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Ceiling 9 ft., Deck, Parking-Extra, Vinyl Windows, HRV System |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Over Sized  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Public Transportation, Sloping Lot |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 5th, 2025

Days on Market                6

Zoning                            Zone 91

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 July 11th, 2025 at 12:02pm MDT