

\$424,900 - 140 Westwood Lane, Fort Saskatchewan

MLS® #E4456377

\$424,900

4 Bedroom, 3.50 Bathroom, 1,375 sqft
Single Family on 0.00 Acres

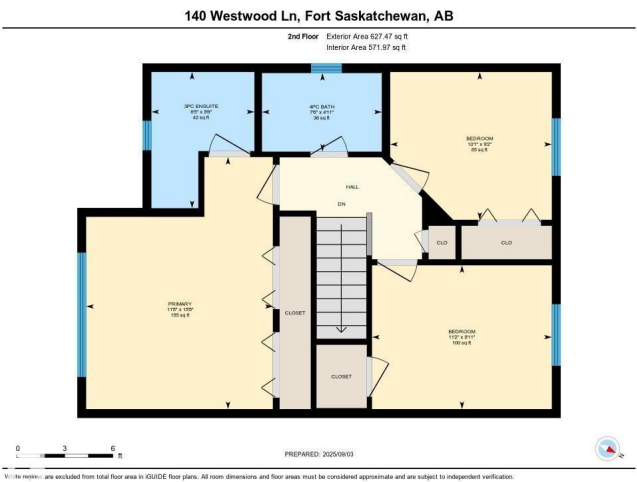
Westwood Trails, Fort Saskatchewan, AB

This charming two-story home in Westpark offers 4 spacious bedrooms and 4 bathrooms with a partially finished basement, providing ample living space for families. Recently upgraded with new shingles and central air conditioning, you will love the feel from front porch to private back yard. The bright, sunny kitchen features a large dining area, an eat-up island bar, and a generous pantry, perfect for family gatherings. Situated on a quiet street, the home boasts excellent curb appeal with a covered front veranda and fencing along both sides. The backyard includes a concrete pad ideal for parking cars or an RV, with space to build a double garage. The basement, complete with a 3pc bathroom, is versatile for use as a 4th bedroom and or a kids’s™ rec space. Located near abundant shopping, restaurants, public transit, and stunning parks and pathways, this home combines comfort and convenience in a prime location.

Built in 2004

Essential Information

MLS® #	E4456377
Price	\$424,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,375
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	140 Westwood Lane
Area	Fort Saskatchewan
Subdivision	Westwood Trails
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 4N7

Amenities

Amenities	Air Conditioner, Front Porch, See Remarks
Parking Spaces	2
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Private Setting, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 5th, 2025

Days on Market 15

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 20th, 2025 at 6:47am MDT