

Courtesy Of Troy S Haymour Of RE/MAX Real Estate

## **\$699,000 - 21 Westwood Lane, Rural Sturgeon County**

MLS® #E4451953

**\$699,000**

4 Bedroom, 3.00 Bathroom, 1,700 sqft

Rural on 3.00 Acres

Westwood Lane\_MSTU, Rural Sturgeon County, AB

Beautiful 4 bedroom 3 bath bungalow with fully finished basement and double attached heated garage on 3 acres backing trees and small pond. Quiet and peaceful yet close to town. This original owner has meticulously kept this property in pristine condition. Arriving you have an office / den looking out the front window. Next is the formal dining area beside the spacious kitchen. Beautiful cabinets, granite counters and high end appliances beside the breakfast nook that leads to the deck. Peaceful back yard on 3 acres with out having to cut a lot of grass. Living room and kitchen open to each other with gas fireplace. Spacious primary bedroom with walk in closet and 5 pc en-suite. Another bedroom and 4 pc bathroom beside it. Double attached radiant heated garage with floor drain. Spacious finished basement with rec room, bar area, 2 bedrooms and another 4pc bathroom. Large windows with lots of light down there. Bus to schools and 10 mins to the grocery store. Easy access to town yet private country living.

Built in 1997

### **Essential Information**

MLS® # E4451953

Price \$699,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,700
Acres	3.00
Year Built	1997
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	21 Westwood Lane
Area	Rural Sturgeon County
Subdivision	Westwood Lane_MSTU
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T5M 2T8

### **Amenities**

Features	Deck, Detectors Smoke, Fire Pit, R.V. Storage
Parking Spaces	5

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Flat Site, Low Maintenance Landscape, No Through Road, Paved Lane, Schools, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 8th, 2025

Days on Market 2

Zoning Zone 70

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Listing information last updated on August 10th, 2025 at 10:33am MDT