

Courtesy Of Thomas J Lowe Of RE/MAX Edge Realty

# \$549,900 - 30 Westwood Lane, Fort Saskatchewan

MLS® #E4454162

**\$549,900**

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	\$549,900



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 27

Zoning Zone 62

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