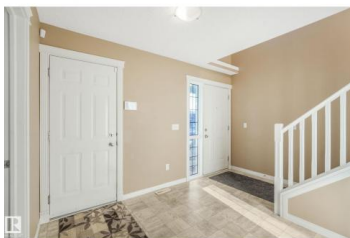




## Fort Saskatchewan Alberta

Westwood Trails

**\$467,000**

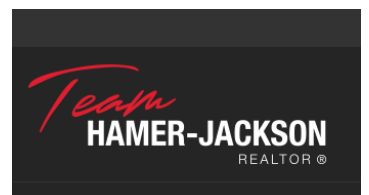


Fantastic location! Welcome to the desirable community of Westwood Trails, quiet cul-de-sac, 3 + 1 bedroom perfect family home. Enter the spacious entrance, with main floor kitchen (w/california closet pantry), living room w/ gas fireplace, great room, & laundry. Half bath complete the main floor. Convenience of attached double heated/insul garage. Upper floor 3 Bedrooms, w/ Primary suite incl a california walk-in closet. New- Roof (2022), dishwasher (2025), refrigerator (2024). Features central Air conditioning for year round comfort, tankless water system, water softener, central vacuum system. F.F basement with family room, bedroom, bathroom w/ heated floor. Entertain in the huge yard, 2 gas hook-ups on fiberglass backyard deck. Large 4 car driveway. Beautiful Holiday lights. Explore the Wetland Conservation area close by which offers year round activities - walking/bike paths, x country skiing, tobogganing, fishing, boating. Very close to shops, bus routes, playgrounds, schools. Great family home! (id:6769)

**Karen Stewart**

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