

# \$475,000 - 53 Westwood Green, Fort Saskatchewan

MLS® #E4448595

**\$475,000**

4 Bedroom, 3.00 Bathroom, 1,178 sqft

Single Family on 0.00 Acres

Westwood Trails, Fort Saskatchewan, AB

Immaculate 3+1 Bedroom Upgraded Home on a Quiet Street in Westpark! The Main Floor boasts a Vaulted Ceiling in the Living/ Dining room. The Spacious West Facing Kitchen offers access to the Deck & overlooks the Lower Level Family room. The Upper Level features 3 Bedrooms & a 4pce Bathroom. The Primary Bedroom includes Walk-In Closet & a 3pce Ensuite. The Lower Level offers a Family room w/a Gas Fireplace, 4th Bedroom, 2pce Bathroom, Laundry Area & access to the Garage! The Basement includes a Rec room! UPGRADES: Vinyl Plank Flooring(2025), Freshly Painted on Main/Upper/Lower Level(2025), HWT(2021), Shingles(2018), Furnace(2017), AC(2017). Enjoy the Large West Facing Backyard w/a Deck!

Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448595  |
| Price          | \$475,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,178     |
| Acres          | 0.00      |
| Year Built     | 1997      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 53 Westwood Green |
| Area        | Fort Saskatchewan |
| Subdivision | Westwood Trails   |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4G3           |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Deck, Hot Tub |
| Parking   | Double Garage Attached         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 1               |
| Zoning         | Zone 62         |

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Listing information last updated on July 19th, 2025 at 9:47am MDT