

## \$389,900 - 13 Westwood Drive, St. Albert

MLS® #E4433008

**\$389,900**

4 Bedroom, 2.50 Bathroom, 1,062 sqft

Single Family on 0.00 Acres

Woodlands (St. Albert), St. Albert, AB

Welcome to the heart of St. Albert. Nicely maintained and renovated 4 bedroom home in a friendly Woodlands neighborhood. Recent upgrades include bathrooms, flooring, trim, paint, kitchen counter tops, Appliances, HWT etc. Upper floor features 3 Bedrooms, 1.5 bathrooms, Kitchen, Dining area and large Living room. Basement has SEPERATE ENTRANCE and features Huge Living area, full bathroom and large bedroom with walk in closet. Walking distance to 3 schools in the area and quick and easy access to public transit systems. Easy walk to St. Albert Botanical Park, river walkway/Winter cross country trail system, Willoughby park and rink. There is a large impressive back yard with an abundance of plants. Yard also includes a garden with a good sized shed for storage all surrounded by mature trees and a long driveway for multiple vehicles including RV.

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433008  |
| Price      | \$389,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,062         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13 Westwood Drive      |
| Area        | St. Albert             |
| Subdivision | Woodlands (St. Albert) |
| City        | St. Albert             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8N 3E3                |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Parking-Extra                |
| Parking   | Front Drive Access, No Garage, Parking Pad Cement/Paved, RV Parking |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                    |
| Stories           | 2                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Finished                                                                                               |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                             |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                         |
| Construction      | Wood, Stucco                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                       |

### Additional Information

Date Listed April 26th, 2025

Days on Market 4

Zoning Zone 24

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Listing information last updated on April 30th, 2025 at 9:02am MDT