

\$544,900 - 30 Westwood Lane, Fort Saskatchewan

MLS® #E4454162

\$544,900

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 \$544,900



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	60
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 20th, 2025 at 7:32am MDT