

## \$147,000 - 236 99 Westerra Manor, Stony Plain

MLS® #E4429394

**\$147,000**

1 Bedroom, 1.00 Bathroom, 786 sqft

Condo / Townhouse on 0.00 Acres

Lake Westerra, Stony Plain, AB

Bright, trendy & ideal for low maintenance, 55+ living in Stony Plain. Just a few steps from the elevator you'll find the modern lifestyle of #236, with no neighbours on one side for added privacy. This air-conditioned 786 sqft apartment-style home hosts a massive primary bedroom, with huge walk-in-closet & direct access to the full 4 piece bathroom complete with linen storage. The east facing balcony has a gas bbq hookup and welcomes the morning sun illuminating a welcoming open-concept floor plan. No carpet here! Hardwood flooring unites the on-point white cabinetry with stainless steel appliances & bar-style seating of your kitchen. The dining area shares space with the vastness of the living room presenting a cozy corner fireplace. In-suite laundry room provides storage and adds a level of value to the whole package. Spoil your ride in the assigned parking stall, offering secure and heated, underground vehicle security along with personal caged storage, & even a car wash! Unfortunately no pets allowed

Built in 2010

### Essential Information

MLS® # E4429394

Price \$147,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 786                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 236 99 Westerra Manor |
| Area        | Stony Plain           |
| Subdivision | Lake Westerra         |
| City        | Stony Plain           |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Z 0G7               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Air Conditioner, Car Wash, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Fan Coil, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |

Basement                      None, No Basement

**Exterior**

Exterior                      Concrete, Stucco

Exterior Features      Flat Site, Golf Nearby, No Back Lane, Playground Nearby, Shopping Nearby

Roof                          Asphalt Shingles

Construction              Concrete, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                April 6th, 2025

Days on Market        71

Zoning                      Zone 91

Condo Fee                \$451

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