

## \$525,000 - 31 Westwood Drive, St. Albert

MLS® #E4444188

**\$525,000**

5 Bedroom, 3.00 Bathroom, 1,444 sqft

Single Family on 0.00 Acres

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

Welcome to this Charming 5 Bedroom Bungalow nestled in the desirable Woodlands neighborhood. With over 1400 sq ft this home offers a spacious layout, comfort functionality and appeal for all families. The main floor features an open concept layout. The cozy Sunken Living Room is open to the spacious Dining room and large Renovated Kitchen. White Cabinetry, an abundance of Counter space, Granite counters, Stainless appliances will impress the cook in your house. Double Garden doors off the kitchen takes you to the backyard; 2 Tiered Deck, Fire pit area and Green space. The Primary has a walk in closet and 3 pc ensuite. 2 Additional bedrooms with a 5 pc bath round off the main floor. The basement is developed with 2 additional bedrooms, Laundry room, 3 pc bath and spacious Rec room perfect for Home office, Gym or Media room. Vinyl Plank flooring, newer windows on main, double attached over sized garage, front porch, this home has many features. Steps to Schools, Parks, Trails. Welcome Home!

Built in 1979

### Essential Information

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Price \$525,000



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,444
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	31 Westwood Drive
Area	St. Albert
Subdivision	Woodlands (St. Albert)
City	St. Albert
County	ALBERTA
Province	AB
Postal Code	T8N 3E3

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**School Information**

Elementary	Keenooshayo
Middle	Lorne Akins
High	Paul Kane

**Additional Information**

Date Listed	June 25th, 2025
Days on Market	4
Zoning	Zone 24

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