

# \$419,900 - 140 Westwood Lane, Fort Saskatchewan

MLS® #E4456377

**\$419,900**

4 Bedroom, 3.50 Bathroom, 1,375 sqft  
Single Family on 0.00 Acres

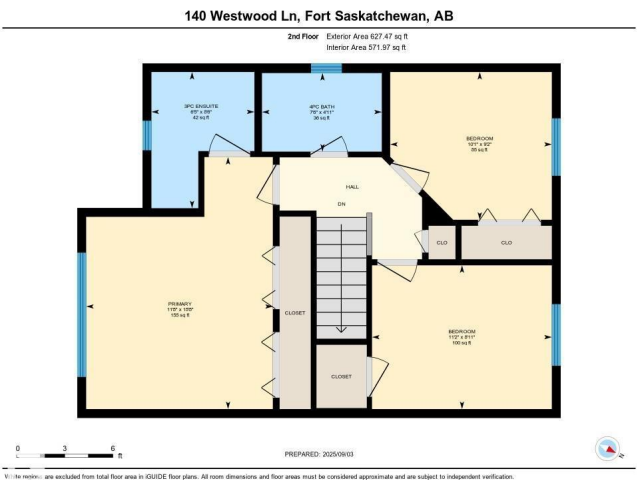
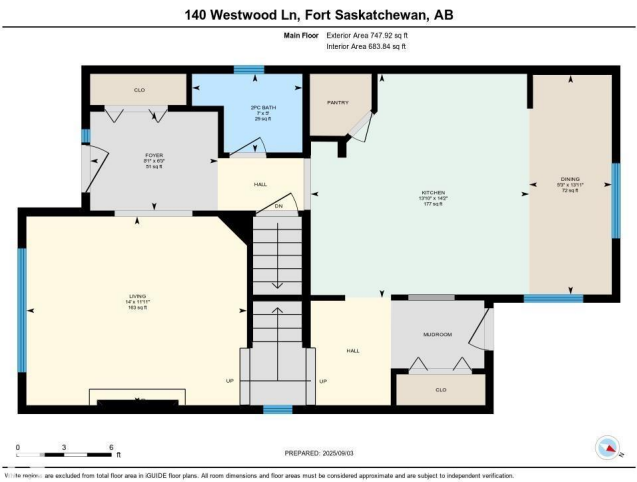
Westpark\_FSAS, Fort Saskatchewan, AB

This charming two-story home in Westpark offers 4 spacious bedrooms and 4 bathrooms with a partially finished basement, providing ample living space for families. Recently upgraded with new shingles and central air conditioning, you will love the feel from front porch to private back yard. The bright, sunny kitchen features a large dining area, an eat-up island bar, and a generous pantry, perfect for family gatherings. Situated on a quiet street, the home boasts excellent curb appeal with a covered front veranda and fencing along both sides. The backyard includes a concrete pad ideal for parking cars or an RV, with space to build a double garage. The basement, complete with a 3pc bathroom, is versatile for use as a 4th bedroom and or a kids’s™ rec space. Located near abundant shopping, restaurants, public transit, and stunning parks and pathways, this home combines comfort and convenience in a prime location.

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4456377  |
| Price      | \$419,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,375                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 140 Westwood Lane |
| Area        | Fort Saskatchewan |
| Subdivision | Westpark_FSAS     |
| City        | Fort Saskatchewan |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8L 4N7           |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Air Conditioner, Front Porch, See Remarks |
| Parking Spaces | 2                                         |
| Parking        | Parking Pad Cement/Paved                  |

### **Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                |
| Fireplace         | Yes                                                                                      |
| Fireplaces        | Mantel, Tile Surround                                                                    |
| Stories           | 3                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Partially Finished                                                                 |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Landscaped, Private Setting, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                          |
| Construction      | Wood, Vinyl                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 5th, 2025

Days on Market                67

Zoning                              Zone 62

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Listing information last updated on November 11th, 2025 at 4:32pm MST