

## \$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 5

Zoning Zone 24

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 April 30th, 2025 at 11:47pm MDT