

## \$479,847 - 1728 Westerra Wynd, Stony Plain

MLS® #E4448772

**\$479,847**

3 Bedroom, 2.50 Bathroom, 1,553 sqft

Single Family on 0.00 Acres

Westerra, Stony Plain, AB

Welcome to the "Sampson" built by the award-winning builder Pacesetter homes and is located in the heart of Lake Westerra and just steps to the neighborhood park and schools. As you enter the home you are greeted by luxury vinyl plank flooring throughout the great room, kitchen, and the breakfast nook. Your large kitchen features tile back splash, an island a flush eating bar, quartz counter tops and an undermount sink. Just off of the kitchen and tucked away by the front entry is the powder room. Upstairs is the master's retreat with a large walk in closet and a 3-piece en-suite. The second level also include 2 additional bedrooms with a conveniently placed main 4-piece bathroom and a good sized bonus room. Close to all amenities and easy access to the Yellowhead. This home backs on to the green space \*\*\* This home is under construction and the photos used are from the same exact built home but colors may vary, slated to be complete this coming October \*\*\*

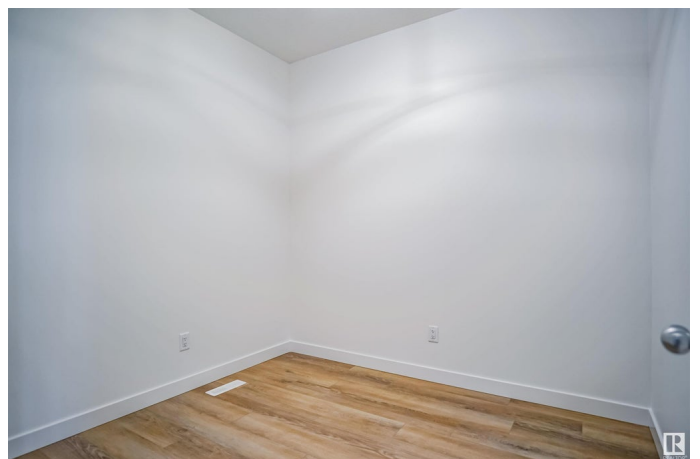
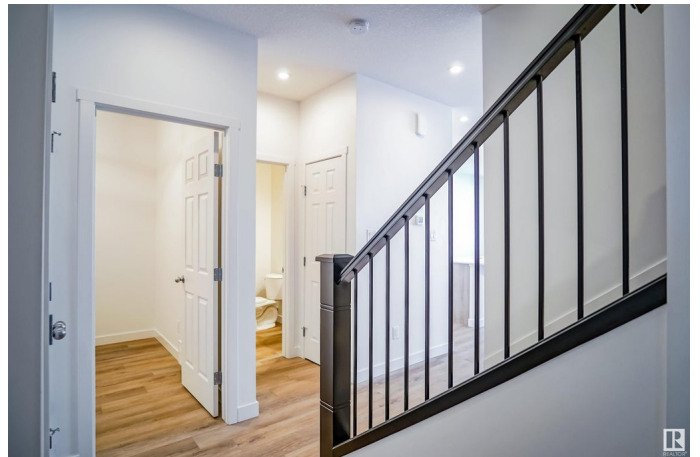
Built in 2025

### Essential Information

MLS® # E4448772

Price \$479,847

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,553                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1728 Westerra Wynd |
| Area        | Stony Plain        |
| Subdivision | Westerra           |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7X 0Y6            |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                            |
|-------------------|--------------------------------------------|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2                                          |
| Has Basement      | Yes                                        |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                         |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 18th, 2025

Days on Market                85

Zoning                            Zone 91

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 11th, 2025 at 4:32am MDT