# \$147,000 - 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

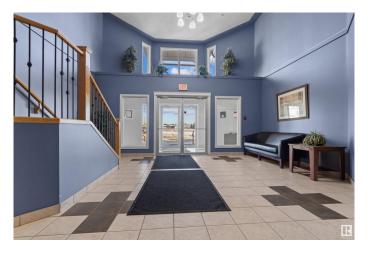
Built in 2010

## **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 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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Listing information last updated on June 15th, 2025 at 10:02pm MDT