



**Fort Saskatchewan-62-Westpark\_FSAS**  
158 WESTPARK Way

**\$ 469,000**  
MLS #: E3131914

Status: **Active** Type: Residential Detached Single Family  
 Rms Abv Gd: 6 Style: Bi-Level  
 Bedrms: Above: 3/Ttl: 4 Year Built: 1999  
 Full Baths: 3 Basement: Full  
 Half Baths: Bsmnt Dev: Partly Finished  
 Tot Flr SqFt: 1647.97 Total Sq M: 153.1

Beautiful well kept former Ascot Showhome in Westpark Estates. This 1649 sq ft bi-level has a number of great features. Starting with Gorgeous ceramic tiled floors. All open plan design features stunning oak kitchen including tiered island with sink & breakfast bar, walk-in pantry, M/W shelf, large dining area for entertaining with patio doors to tiered deck, plus a Great Room with entertainment centre over corner gas fireplace. Also on this level, a vaulted front parlour with wall mounted lights, 2 bedrooms and main 4pc bathroom. Large Master suite over double garage includes walk-in closet, 4pc ensuite with Hytec jet-tub & corner shower. Basement is 90% complete with large family room & laundry, 4th bedroom, 3pc bathroom & huge storage room great for crafts or the "handyman". 24x24 double attached garage insulated & drywalled. Lovely yard with lots of trees, shrubs & raised flower beds. A fantastic home you do not want to miss!

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:30 days NEG	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	0	1	1	0	0		Main:		
Enst Baths:		0	0	1	0	0		Uppr:		
Addl Rms:	Finish Levels: 2						Garage Dim: 24x24	AbGd:		
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	Lowr:		
Fireplace:	Corner						Middle Schl:	BIGd:		
Parking:	Double Garage Attached						High Schl:	Total:	153.1	1,647.97

Living Room:	4.2x6.6	M	Master Bdrm:	3.6x5.0	M
Dining Room:	3.0x4.0	M	Bedrm 2:	3.3x3.2	M
Kitchen:	3.0x4.2	M	Bedrm 3:	3.3x3.2	M
Family Room:			Bedrm 4:	3.0x4.3	B
Den:					

Flooring:	Ceramic Tile, Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Vinyl	Remodel:	
Site Influen:	Fenced, Landscaped, Playground Nearby, Public Transportation	Features:	
Goods Incl:	Window Coverings-All, Air Conditioner-Window, Garage Opener-2 Control, Satellite TV Dish	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty:

Front Exposure: NW

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/4			
Prk Plan Dsc:				

Total Lot M2:	530.8	Lot Dimen:	
Frontage:		Lot Shape:	Rectangular
Depth:		Zoning:	
Conform:		Front Expos:	NW
		Cnform Yr:	

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 2,557 - 2007	Local Improve	271200