

## \$144,000 - 236 99 Westerra Manor, Stony Plain

MLS® #E4429394

**\$144,000**

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 \$144,000



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	236 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        103  
Zoning                        Zone 91  
Condo Fee                \$470

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