

## \$309,900 - 103 4408 37 Street, Stony Plain

MLS® #E4450880

**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,165 sqft

Condo / Townhouse on 0.00 Acres

South Business Park, Stony Plain, AB

Welcome to Stone Gate Village, a quiet and beautifully maintained 55+ community in the heart of Stony Plain. Charming bungalow offers 1165 sq ft of thoughtfully designed living space with soaring 11'™ vaulted ceilings, warm espresso laminate flooring, and a neutral, airy palette throughout. Open concept layout includes 2 spacious bedrooms and 2 full bathrooms, including a generous primary suite with a walk-through double closets and private 3-piece ensuite. The bright L-shaped kitchen flows effortlessly into the dining & living areas anchored by cozy gas fireplace. Step outside to your private, sunny patio—ideal for morning coffee or relaxing evenings. Recent updates include newer windows, patio door, & garage door, plus the convenience of a SINGLE ATTACHED GARAGE. Additional amenities include new stove (2025) and full undeveloped basement. Enjoy walkable access to restaurants, grocery stores, pharmacy, and Westview Health Centre. A rare blend of comfort, style, and convenience in a quiet, adult community.

Built in 1994

### Essential Information

MLS® # E4450880

Price \$309,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,165             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 4408 37 Street  |
| Area        | Stony Plain         |
| Subdivision | South Business Park |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7Z 1N2             |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Smoking Home, Vaulted Ceiling |
| Parking Spaces | 2                                               |
| Parking        | Single Garage Attached                          |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Tile Surround                                                              |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, |

|              |                                                |
|--------------|------------------------------------------------|
|              | Shopping Nearby, See Remarks, Partially Fenced |
| Roof         | Asphalt Shingles                               |
| Construction | Wood, Vinyl                                    |
| Foundation   | Concrete Perimeter                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 91          |
| Condo Fee      | \$315            |

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 August 24th, 2025 at 8:47am MDT