

## **\$99,999 - 413 4608 52 Avenue, Stony Plain**

MLS® #E4438834

**\$99,999**

2 Bedroom, 1.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

UPGRADED! TOP FLOOR UNIT! AMAZING LOCATION! WELCOME TO UNIT 413, IN STONY PLAINS MERIDIAN PINES. THIS INCREDIBLE UNIT HAS 859 SQ FEET OF LIVING SPACE, 2 BEDROOMS, AND 1 FULL BATH. THE KITCHEN HAS IVORY CABINETRY, A STAINLESS FRIDGE, AND NEWER FLOORING. LIVING AREA IS SPACIOUS WITH NEWER TRIM AND LAMINATE FLOORS. LIVING AREA HAS SLIDING DOOR EXTERIOR DECK ACCESS (WEST FACING). DINING NOOK IS OPEN TO KITCHEN. PRIMARY BEDROOM IS KING SIZED. SECONDARY BEDROOM IS ALSO OVER-SIZED WITH A SLIDING DOOR CLOSET. FULL MAIN BATH HAS BEEN UPGRADED. UNIT COMES WITH 1 ASSIGNED EXTERIOR PARKING SPACE. THE BUILDING HAS BEEN RECENTLY RENOVATED WITH IMPROVEMENTS TO BOTH INTERIOR AND EXTERIOR AREAS. LOCATION IS WALKING DISTANCE TO SCHOOLS, SHOPPING, AND RECREATION. UNIT IS PERFECT FOR A STARTER HOME OR INVESTMENT. THERE IS A MANAGED RENTAL POOL OPTION FOR ALL OWNERS.



Built in 1978

### **Essential Information**

MLS® #

E4438834

Price	\$99,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	861
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	413 4608 52 Avenue
Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1N7

### Amenities

Amenities	Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Television Connection
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles

Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	FOREST GREEN
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**Additional Information**

Date Listed	May 28th, 2025
Days on Market	19
Zoning	Zone 91
Condo Fee	\$411

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