

Courtesy Of Monica G Halvorson Of Century 21 Leading

## **\$194,000 - 305 4307 43 Avenue, Stony Plain**

MLS® #E4454437

**\$194,000**

2 Bedroom, 2.00 Bathroom, 832 sqft

Condo / Townhouse on 0.00 Acres

Meridian Heights, Stony Plain, AB

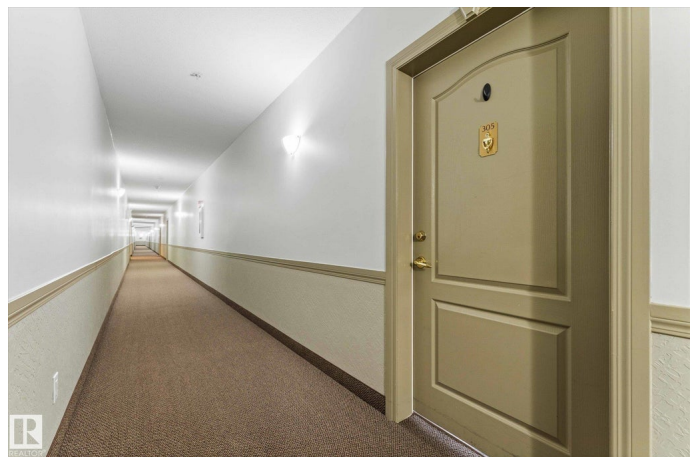
Stress-free, maintenance-free living can be yours in this bright, spacious, and squeaky-clean 2 bedroom, 2 bathroom condo! Located on the adult-only third floor of a well-managed, pet-friendly (with approval) building, this move-in-ready unit offers an inviting open-concept layout with a fresh feel throughout. The kitchen flows seamlessly into the living space, while the bedrooms are thoughtfully placed on opposite sides of the condo for added privacy. A generous laundry/storage room adds convenience. Enjoy summer evenings on your north-facing deck that keeps the unit cool all season long. Youâ€™ll appreciate the security and comfort of your underground heated parking stall, plus thereâ€™s ample visitor parking for guests. Just steps from conveniences like Freson Bros, Tim Hortons, and other amenities, with quick access to Hwy 16 and the Yellowhead, this location canâ€™t be beat. Low-maintenance living at its bestâ€”perfect for downsizers or anyone seeking a simpler lifestyle!

Built in 2002

### **Essential Information**

MLS® # E4454437

Price \$194,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	305 4307 43 Avenue
Area	Stony Plain
Subdivision	Meridian Heights
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2S7

### **Amenities**

Amenities	Deck, No Smoking Home, Parking-Visitor, Secured Parking, Vinyl Windows
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 23rd, 2025
Zoning	Zone 91
Condo Fee	\$515

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Listing information last updated on August 23rd, 2025 at 4:47pm MDT