

# \$99,500 - 401 4608 52 Avenue, Stony Plain

MLS® #E4461750

**\$99,500**

1 Bedroom, 1.00 Bathroom, 734 sqft  
Condo / Townhouse on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

Welcome home to Meridian Pines! This updated 1-bedroom condo is a fantastic opportunity for all buyers or investors. Featuring vinyl plank flooring throughout, a large patio door and more windows makes for a bright, functional layout. The kitchen has white cabinetry, includes a dishwasher and flows into the spacious dining and living areas, perfect for relaxing or entertaining. Step out onto your west-facing balcony and enjoy peaceful views and great sunsets. The king-sized bedroom with ample closet space, a 4-piece bath and tons of in-suite storage add to the comfort. Laundry is just down the hall, and an assigned powered parking stall is included. This well-managed building offers great curb appeal in a quiet residential area, with easy access to shopping, dining, and more. A rental pool program is available, and the unit is currently tenant-occupied at \$1,150/month—ideal for hands-off investors. Don't miss this affordable and move-in-ready opportunity!

Built in 1978

## Essential Information

MLS® #	E4461750
Price	\$99,500
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	734
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	401 4608 52 Avenue
Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1N7

### **Amenities**

Amenities	Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            October 10th, 2025

Days on Market      22

Zoning                 Zone 91

Condo Fee             \$353

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