# \$749,000 - 1 4913 47 Avenue, Stony Plain

MLS® #E4417155

### \$749,000

5 Bedroom, 4.00 Bathroom, 2,661 sqft Single Family on 0.00 Acres

Old Town\_STPL, Stony Plain, AB

4 LEGAL SUITES on 1 acre +/- in Stony Plain allowing for current cash flow and room for expanding by building. The home was substantially rebuilt making effective age 2014 and the basement suite in main home was completed in 2020. The detached garage upper suite was completed in 2018 with the main level converted into suite in 2020. Property includes (1) 3 bedroom suite, (2) 2 bedroom suites and (1) bachelor suite (could easily be made a 1 bedroom). Great location with all amenities close by and quality construction throughout. The property has C-3 zoning which provides for a long list of permitted and discretionary uses. Possibility of adding a 4-5 suite building to the north side of property with the utilities already in place for the expansion.



#### **Essential Information**

MLS® # E4417155 Price \$749,000

Bedrooms 5

Bathrooms 4.00

Full Baths 4

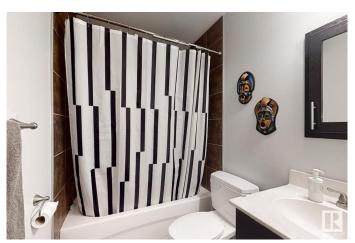
Square Footage 2,661

Acres 0.00

Year Built 2014







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 1 4913 47 Avenue

Area Stony Plain

Subdivision Old Town\_STPL

City Stony Plain
County ALBERTA

Province AB

Postal Code T7Z 1L7

## **Amenities**

Amenities Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Vinyl

Windows, HRV System

Parking See Remarks

## Interior

Appliances Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Washer, See

Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two,

Microwave Hood Fan-Two

Heating Forced Air-2, See Remarks, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 4

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Hardie Board Siding

Exterior Features Backs Onto Park/Trees, Commercial, Golf Nearby, Landscaped,

Playground Nearby, Private Setting, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Hardie Board Siding

Foundation Concrete Perimeter

# **Additional Information**

Date Listed January 6th, 2025

Days on Market 207

Zoning Zone 91

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Listing information last updated on August 1st, 2025 at 5:02am MDT