

## \$400,000 - 3 14315 Stony Plain Road, Edmonton

MLS® #E4446112

**\$400,000**

2 Bedroom, 3.50 Bathroom, 1,151 sqft

Condo / Townhouse on 0.00 Acres

Grovenor, Edmonton, AB

Welcome to this stunning 2 bed, 2.5 bath condo in the highly sought after community of Grovenor! Thoughtfully designed with high-end finishes, pot lights, and lots of natural light. Enjoy a gourmet kitchen with maple hardwood, walnut cabinetry, and stainless steel appliances. Maple hardwood extends throughout the main floor and upstairs, complementing the open layout. The staircase features a half wall with tempered glass leading to a versatile loft, two spacious bedrooms, a 4pc bath, and a private ensuite with full tile shower. Hardwood in all closets with custom mirrored doors. Fully finished basement with huge rec room, separate laundry with sink, and another 4pc bath. Single detached garage, central A/C. No pets, no smoking home. Recent upgrades include: New hot water tank and shingles. Basement room can easily be converted to a third bedroom. Close to the River Valley, trails, shopping, transit, and just minutes to downtown. Move-in ready and beautifully finished – don't miss out!

Built in 2006

### Essential Information

MLS® # E4446112

Price \$400,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,151             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3 14315 Stony Plain Road |
| Area        | Edmonton                 |
| Subdivision | Grovenor                 |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5N 3R6                  |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | No Animal Home, No Smoking Home           |
| Parking   | Rear Drive Access, Single Garage Detached |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | Mantel                                                                                                                                                |
| Stories           | 3                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                        |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stucco, Vinyl                                                                                            |
| Foundation        | Concrete Perimeter                                                                                             |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 29             |
| Zoning         | Zone 21        |
| Condo Fee      | \$375          |

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 2nd, 2025 at 6:02pm MDT