

## **\$185,000 - 322 4309 33 Street, Stony Plain**

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MLS® #E4447832

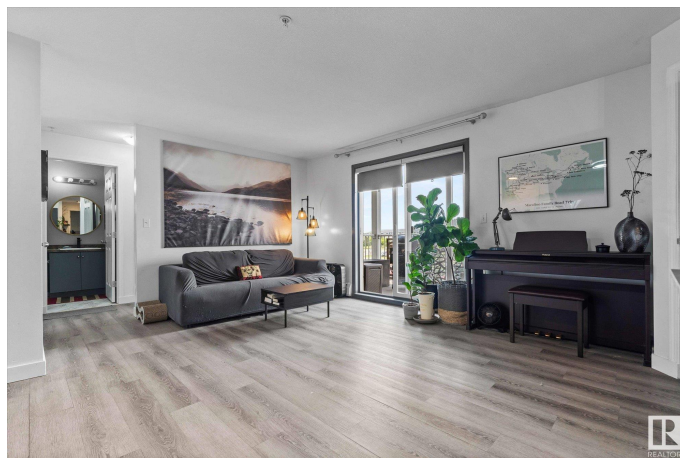
### **\$185,000**

2 Bedroom, 2.00 Bathroom, 1,088 sqft

Condo / Townhouse on 0.00 Acres

South Business Park, Stony Plain, AB

Welcome home to this open and bright RARE 2 bedroom PLUS den and two FULL bathroom condo in Stony Plain! The owners have added additional cabinetry in the spacious kitchen for even more storage. The primary bedroom has a walk through closet leading to the 3-pc ensuite. Second bedroom on the opposite side of the living space has access to a 4-pc bathroom, ideal for roommates or families. The ensuite laundry has multiple shelves for additional storage and the spacious deck faces west for tons of evening light. The additional LARGE den area can be used for a home office, storage or gaming room! Ideally located with fast access to highway 16A and walking distance to grocery stores, the hospital, Mavericks Donuts (!!) and many other amenities!



Built in 2008

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4447832  |
| Price          | \$185,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,088     |
| Acres          | 0.00      |
| Year Built     | 2008      |

|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 322 4309 33 Street  |
| Area        | Stony Plain         |
| Subdivision | South Business Park |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7Z 0C4             |

### Amenities

|           |                                                                 |
|-----------|-----------------------------------------------------------------|
| Amenities | Intercom, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking   | Heated, Stall, Underground                                      |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Hot Water, Electric                                                              |
| # of Stories      | 4                                                                                           |
| Stories           | 4                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Forest Green School |
| Middle     | High Park School    |

High

Memorial Composite High

Additional Information

Date Listed

July 15th, 2025

Days on Market

17

Zoning

Zone 91

Condo Fee

\$554

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Listing information last updated on August 1st, 2025 at 7:47pm MDT