

## \$400,000 - 38 McNabb Crescent, Stony Plain

MLS® #E4448789

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,140 sqft

Single Family on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

Step into 2,128 sq ft of thoughtfully crafted living in this vibrant 4-level split, nestled in the heart of family-friendly Forest Green. Rich laminate flooring flows through the main floor, where a sprawling front living room invites gatherings while the cabinet-loaded kitchen with adjoining dining room sets the stage for memorable meals. Upstairs, discover 3 generously sized bedrooms serviced by a bright 4pc bath. The private sanctuary of the primary retreat is enforced with a private 2pc ensuite, and extended with direct access to the private, covered deck, overlooking the super-sunny south-facing, fenced backyard. Step down into the 3rd level where a massive recreation room awaits, warmed by a charming fireplace and offering the relief of a third bathroom, with a stand-up shower. The lower level adds 2 flex rooms, perfect for offices, fitness, or creative pursuits. An expansive driveway easily accommodates RV parking, while the oversized, heated double garage is ready for vehicles or workshop dreams.

Built in 1980

### Essential Information

MLS® # E4448789

Price \$400,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,140                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 38 McNabb Crescent |
| Area        | Stony Plain        |
| Subdivision | Forest Green_STPL  |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 1G8            |

### Amenities

|           |                                                                                                                                                 |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Fire Pit, Smart/Program. Thermostat, R.V. Storage, Secured Parking, Vinyl Windows |
| Parking   | Double Garage Detached, Heated, Insulated                                                                                                       |

### Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                   |
| Appliances        | Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                          |
| Fireplace         | Yes                                                                                                                                |
| Fireplaces        | Mantel                                                                                                                             |
| Stories           | 4                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Partially Finished                                                                                                           |

### Exterior

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

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 91         |

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Listing information last updated on August 1st, 2025 at 3:17am MDT