

# \$450,000 - 12 Garden Valley Drive, Stony Plain

MLS® #E4455997

**\$450,000**

5 Bedroom, 2.50 Bathroom, 1,188 sqft  
Single Family on 0.00 Acres

Southridge\_STPL, Stony Plain, AB

**RARE FIND:** It's not every day you find a 5-bedroom home on a massive lot for under \$500k! The major exterior expenses have all been handled within the last two years, including a New Roof, Siding, Soffits, Fascia, Gutters, and Windows—plus a brand-new fence installed this year. These are massive costs you won't have to worry about for decades to come! Inside, you'll find loads of upgrades like new flooring, fresh paint, baseboards, and a renovated main bathroom. With 3 beds up and 2 down, the layout is perfect for a family and offers more space than most modern new builds. The property also features a heated garage with a built-in woodshed, a garden shed, and a breezeway—ideal for storage or winter projects. Not to mention the triple driveway and dedicated RV parking. **INVESTOR ALERT:** This 1,200 sq ft bi-level has incredible potential as a rental property, featuring separate entrances and a basement that could be easily converted into a separate unit.

Built in 1978

## Essential Information

MLS® #	E4455997
Price	\$450,000
Bedrooms	5



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,188
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	12 Garden Valley Drive
Area	Stony Plain
Subdivision	Southridge_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1H6

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Vinyl Windows
Parking	Double Garage Attached
Has Pool	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Pool-Above Ground, Refrigerator, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Schools
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 4th, 2025  
Days on Market 62  
Zoning Zone 91

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Listing information last updated on November 5th, 2025 at 2:18pm MST