



## 138 GRAYBRIAR Drive Stony Plain AB

\$599,900

Welcome to "The Fairways", a newer Stony Plain community on the east side. Offered for sale by the ORIGINAL OWNERS, this immaculate, AIR-CONDITIONED bungalow boasts 2500 sf of developed living area & backing both municipal reserve & the Golf Course. Built by HRD in 2022 & professionally finished throughout. Beautiful GEM kitchen cabinetry, tiled backsplash, center island w/ quartz counter-tops. Convenient walk-thru pantry from the garage entry. Bright, open concept dining/living room has a gas fireplace & garden door access to the south-facing deck. Main floor laundry, 2-pc powder room, den & spacious primary bedroom w/ walk-in closet. Primary 4-pc ensuite has 2 sinks & over-sized shower w/ 3 handles for safety. 9' ceilings throughout, extra tall interior doors & beautiful vinyl plank flooring. Double handrail installed for safety on the carpeted stairway. Basement: 3 good-sized bedrooms, 4-pc bath with soaker tub & large family/recreation room. Heated, 20'x22' attached garage.

Listing Presented By:



Originally Listed by:

RE/MAX PREFERRED CHOICE

Rebecca.Victoor@remax.net  
<https://rebeccavictoor.remax-preferredchoice.com/>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)