



4511 45 Avenue Stony Plain AB

\$349,900

Take me back to the large yards, mature tree lined streets and walking distance to schools. Enjoy acreage living in town at this well loved property which has a massive pie shaped yard (over 0.2 acre) fully fenced yard and ideally situated with green space out your front window. Just under 1000sqft in this charming bungalow which has 3+1 bedrooms, 2 full baths and a massive 27x24 double detached garage with newer overhead door and back lane access. This property has seen many recent mechanical upgrades including newer windows, soffit, fascia and eavestrough in 2019. New furnace in 2021 and newer hot water tank 2019. All the electrical has been brought up to safety code as well. Laminate flooring throughout the house and newer kitchen countertops, backsplash, stove and kitchen sink. Central vac and attachments included in sale. The kids can walk to school at the K-9 French immersion Meridian Heights school. Close to commuter roads and all amenities included grocery stores and restaurants.

Listing Presented By:



Originally Listed by:
RE/MAX PREFERRED CHOICE

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