



## 5219 45 Street Stony Plain AB

\$349,000

This charming home with in-law suite offers 3 spacious bedrooms with its own dedicated laundry areas, making everyday living a breeze. The bright living and dining areas flow effortlessly, perfect for family gatherings. The in-law suite in the basement is a standout, featuring a generous bedroom, full kitchen, private laundry, and a separate entrance, providing flexibility for extended family or guests. This home has newer windows with an oversized egress window in the basement and the attic insulation was upgraded in 2018. Convenience is key with easy walking distances to schools like Ecole Meridian Heights and Forest Green School, and just minutes from shops, restaurants, and amenities like Freson Bros. and Shoppers Drug Mart. Enjoy outdoor fun at the Rotary Park, just a short stroll away. This property blends comfort, functionality, and an unbeatable location. Don't miss your chance to make this home yours!

Listing Presented By:



Originally Listed by:  
The E Group Real Estate

zenon@edmontonsbesthomes.co  
m



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net