



## Stony Plain Alberta

\$440,000

BACKING ONTO AN OPEN FARMERS' FIELD, VIEWS OF COUNTRYSIDE & WILDLIFE FOR DAYS! Freshly painted throughout and offering over 1,600 sq. ft. plus a fully finished basement, this move-in-ready duplex delivers space, comfort, and incredible views. The main floor features convenient laundry, a bright living room with a cozy gas fireplace, and a functional kitchen complete with a gas stove, corner pantry and plenty of storage. Upstairs you'll find a spacious bonus room--perfect for movie nights, a home office, or a kids' retreat--along with a generous primary suite featuring a private ensuite and huge walk-in closet. 2 more spacious bedrooms on the upper floor, both with the gorgeous views & a 4pc. main bathroom. Step outside to enjoy the fully landscaped yard, large storage shed, and peaceful prairie views with no rear neighbors. A rare opportunity to enjoy country-like surroundings while remaining close to all amenities. This home checks all the boxes...PLUS AIR CONDITIONING AND FRESHLY PAINTED WALLS! (id:6769)

Family room Measurements not available

Living room Measurements not available

Kitchen Measurements not available

Laundry room Measurements not available

Primary Bedroom Measurements not available

Bedroom 2 Measurements not available

Bedroom 3 Measurements not available

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<https://michelleviney.royalpage.ca/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.