



## Stony Plain Alberta

\$325,000

NOT YOUR AVERAGE DUPLEX WITH UPGRADES AND CHARACTER! This beautifully UPDATED single-family offers approx. 2000 sqft of FINISHED living space on a large CORNER LOT with tons of side street parking and BACK ALLY ACCESS. Located close to schools, skating rink and playgrounds, it's perfect for families or anyone seeking comfort and convenience. 3+1 bedrooms, 2 bathrooms up, 1 bedroom converted to laundry(easy to revert) and 4th bedroom downstairs, 2-3 piece baths, CUSTOM KITCHEN with SOLAR LIGHT, ample of cabinetry and space for a built-in-dishwasher, TRIPLE PANE WINDOWS ('19), NEW ROOF('20) with 50 YEAR SHINGLES, New interior/exterior doors, gas fireplace upstairs and wet bar downstairs. Enjoy the COVERED DECK with WOOD burning fireplace. RV parking! Plumbed for central vac, 220 WIRING, Sewer line liner (20yr ROOT FREE guarantee, Transferable), and Laundry plumbing still in place downstairs for easy relocation. A PERFECT blend of modern comfort, space and value! (id:6769)

Family room 5.67 m X 2.73 m

Bedroom 3 3.28 m X 2.71 m

Storage 5.6 m X 3.14 m

Cold room 3.83 m X 1.21 m

Living room 5.61 m X 3.6 m

Kitchen 3.33 m X 3.11 m

Primary Bedroom 4.39 m X 2.87 m

Bedroom 2 3.04 m X 2.72 m

Laundry room 4.12 m X 3.04 m

Breakfast 3.33 m X 2.23 m

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://tina-badry.c21.ca/>



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