



## Stony Plain Alberta

\$449,000

Opportunity for residential and/or commercial uses! The 1500+ sq.ft. fully finished bungalow is situated on 2 lots (totaling 100'w x 125'd or 0.287 acre) in the Central Mixed Use District (C3) of Stony Plain with many permitted & discretionary uses. With great exposure and plenty of parking (double att. heated garage, driveway, street & back alley access). Convenient enclosed breezeway between home and garage with access from front and back. Main floor has kitchen & dining area opening into large living room with wood burning fireplace. 3 bedrooms and a full bathroom. Lower level has large master with french doors to adjoining den, office, spacious family room with wood burning fireplace, kitchen, laundry and 3pc bath. Property is fully fenced with chain link fencing and has gates at front & back along with double gate for large vehicle parking. (id:6769)

Family room 7.61 m X 3.49 m

Den 3.18 m X 4.36 m

Bedroom 4 3.97 m X 4.41 m

Laundry room 3.36 m X 4.44 m

Second Kitchen 3.52 m X 3.32 m

Living room 6.47 m X 4.58 m

Dining room 3.52 m X 3.89 m

Kitchen 3.5 m X 3.78 m

Primary Bedroom 4.2 m X 4.62 m

Bedroom 2 3.64 m X 4.61 m

Bedroom 3 2.92 m X 3.52 m

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

<http://www.remaxstonyplain.com/>

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