



## 46 GRAYWOOD Cove Stony Plain AB

\$315,000

Welcome Graybriar in Stony Plain. This 1500 Sqft Modular home sitting on your very own beautiful lot backing onto Atim Creek has it all. The pride of ownership is evident the minute you walk through the front gate with garden boxes, fruit tree's, sheds, workshop and more. As if that wasn't enough once you step inside, the engineered hardwood welcomes you in to the foyer open to the large living room. To the right the primary suite, with ensuite, walk in closet is perfect for you. To your left you will appreciate the spacious kitchen featuring ample counter space, convection microwave, island, pantry & everything you need while you entertain your guests in the 2nd living room sitting by the fire or in the dining room playing cards. Down the hall there are 2 bedrooms & bathrm. Recent upgrades include LED lights, Hot water tank, Roof, triple pane windows, kitchen flooring. Step outside into the 3 season sunroom and enjoy the serenity. Out to the BBQ on the side deck you will love the view! Time to Move In!!

Listing Presented By:



Originally Listed by:  
MaxWell Progressive

bill@billbowers.ca  
<http://www.billbowers.ca>

**RE/MAX ELITE**

**RE/MAX Elite**

304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
jmattie@telusplanet.net