



## Stony Plain Alberta

\$324,443

Excellent investment opportunity with strong rental and group home potential in a highly accessible location close to transit, medical facilities, schools, parks, walking trails, and shopping. Offering nearly 1,700 sq ft of living space, this well-maintained property features 5 bedrooms, 2 full bathrooms, and a functional open-concept layout that supports flexible living arrangements. Recent updates include kitchen cabinetry, newer microwave hood fan, new hot water tank, and a new motherboard for the furnace. The west-facing deck extends living space outdoors, while central A/C provides year-round comfort. Two spacious bedrooms on each level are conveniently located near full bathrooms, and adjacent bedrooms offer the option to create a large common or recreation area. The newly fenced backyard includes a parking area with room for a future double detached garage, adding long-term value. A solid, versatile property with multiple income-use possibilities. (id:6769)

Bedroom 3 9'10" x 13'10

Bedroom 4 9'6" x 13'10

Bedroom 5 11'9 x 13'11

Living room Measurements not available x 11.11 m Bedroom 2 8'8" x 9'11

Dining room 9'1" x 11'11

Kitchen 11'10" x 8'2

Primary Bedroom 12'11" x 13'7

Listing Presented By:



Originally Listed by:  
Exp Realty

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**RE/MAX Elite**

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