



## Stony Plain Alberta

\$434,500

IMMACULATE duplex in the prestigious Fairways community. Impressive OPEN TO BELOW living space with 17' ceiling, south facing windows and beautiful gas fireplace with wood mantle. Kitchen boasts maple cabinetry, maple hardwood throughout main floor, granite countertops and corner pantry. Patio doors open onto extended 15'x18' DURADECK where you'll enjoy your PIE SHAPED yard backing onto a TREED RAVINE! Loft area upstairs is bright and open, perfect for flex space. Master suite w/large walk-in closet and spacious ensuite w/granite countertops, dual sinks, corner jetted tub and large stand alone shower. Upstairs is completed w/ spacious 2nd bedroom and full bathroom. Basement is fully finished w/ 3rd bedroom, laundry, flex and full bath. The garage is fully insulated, drywalled, painted floor w/ garage heater and built in maximum storage cabinets. A/C, central vac, storage shed, HWT (2024), water filtration system + firepit are another bonus in this gorgeous home. MUST SEE highly desirable LOT and LOCATION! (id:6769)

Bedroom 3 14'3" x 16'

Laundry room 7' x 6'9"

Recreation room 13'2" x 13'

Utility room 8'8" x 8'1"

Living room 12'7" x 14'11"

Dining room 10'4" x 10'2"

Kitchen 10'2" x 11'4"

Primary Bedroom 17' x 18'3"

Bedroom 2 11'2" x 9'

Bonus Room Measurements not available

Listing Presented By:



Originally Listed by:  
Real Broker

<https://minagayed.ca/>

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