

## \$160,000 - 317 4310 33 Street, Stony Plain

MLS® #E4437346

**\$160,000**

2 Bedroom, 2.00 Bathroom, 761 sqft

Condo / Townhouse on 0.00 Acres

South Business Park, Stony Plain, AB

2 bed, 2 bath Condo in the Growing n Vibrant Town of Stony Plain ~ Great option for First Time Buyer, Downsizing or for a change of scenery. Ideally located across from Westview Hospital with Shopping, Restaurants, Rec Activities and many many more amenities within walking distance. In Suite Laundry w/ shelving, Kitchen with additional Upper Cabinets for added storage, Primary Bedroom w/ Ensuite, Walk In Closet has additional Shelving unit, 2nd Bedroom is across from 2nd bath, SunSet viewing Balcony access from Living Room. Assigned Heated Underground Parking is, well this IS Alberta . Location ideal for commuting along 16A or 16 whether you want to head West or East you will quickly be able to access either option. 2 Bed, 2 Bath Condo in Station 33 welcomes you to the neighbourhood !

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437346  |
| Price          | \$160,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 761       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2005                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 317 4310 33 Street  |
| Area        | Stony Plain         |
| Subdivision | South Business Park |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7Z 0A8             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door |
| Parking   | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 19th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 11      |
| Zoning         | Zone 91 |
| Condo Fee      | \$481   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 30th, 2025 at 1:02pm MDT