

## \$99,999 - 413 4608 52 Avenue, Stony Plain

MLS® #E4438834

**\$99,999**

2 Bedroom, 1.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

UPGRADED! TOP FLOOR UNIT! AMAZING LOCATION! WELCOME TO UNIT 413, IN STONY PLAINS MERIDIAN PINES. THIS INCREDIBLE UNIT HAS 859 SQ FEET OF LIVING SPACE, 2 BEDROOMS, AND 1 FULL BATH. THE KITCHEN HAS IVORY CABINETRY, A STAINLESS FRIDGE, AND NEWER FLOORING. LIVING AREA IS SPACIOUS WITH NEWER TRIM AND LAMINATE FLOORS. LIVING AREA HAS SLIDING DOOR EXTERIOR DECK ACCESS (WEST FACING). DINING NOOK IS OPEN TO KITCHEN. PRIMARY BEDROOM IS KING SIZED. SECONDARY BEDROOM IS ALSO OVER-SIZED WITH A SLIDING DOOR CLOSET. FULL MAIN BATH HAS BEEN UPGRADED. UNIT COMES WITH 1 ASSIGNED EXTERIOR PARKING SPACE. THE BUILDING HAS BEEN RECENTLY RENOVATED WITH IMPROVEMENTS TO BOTH INTERIOR AND EXTERIOR AREAS. LOCATION IS WALKING DISTANCE TO SCHOOLS, SHOPPING, AND RECREATION. UNIT IS PERFECT FOR A STARTER HOME OR INVESTMENT. THERE IS A MANAGED RENTAL POOL OPTION FOR ALL OWNERS.



Built in 1978

### Essential Information

MLS® #

E4438834

|                |                        |
|----------------|------------------------|
| Price          | \$99,999               |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 861                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 413 4608 52 Avenue |
| Area        | Stony Plain        |
| Subdivision | Forest Green_STPL  |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 1N7            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Security Door, Television Connection |
| Parking   | Parking Pad Cement/Paved   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                            |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Private Setting, Schools, Shopping Nearby, View City |
| Roof              | Asphalt Shingles  |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |              |
|------------|--------------|
| Elementary | FOREST GREEN |
|------------|--------------|

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 58             |
| Zoning         | Zone 91        |
| Condo Fee      | \$411          |

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 July 25th, 2025 at 6:02pm MDT