

## \$230,000 - 1704 Graybriar Green, Stony Plain

MLS® #E4432438

**\$230,000**

2 Bedroom, 1.50 Bathroom, 603 sqft

Condo / Townhouse on 0.00 Acres

Graybriar, Stony Plain, AB

Escape to GRAYBRIAR GREENS in Stony Plain where a maintenance free lifestyle & ROCKY MOUNTAIN vibe awaits! This CORNER UNIT 2 bed|1.5 bath Bi-level townhouse w/double assigned CARPORT parking stalls complete w/outdoor storage locker is perfectly suited for first-time homebuyers, or those looking to downsize. Offering comfort & convenience w/modern style the upper level has 9' ceilings, granite cntrs & features an open concept kitchen/dining w/living room space plus a 2pce guest bath. Lower level offers TWO well sized bedrms, full 4pce bath, laundry & utility/storage room. Privately set & created to mirror a majestic mountain village retreat, Graybriar Greens provides the convenience of exterior maintenance including outdoor landscape/snow removal, is located close to park/playgrounds, walking trails, & Stony Plain Golf course w/many essential shopping amenities nearby. Conveniently located for quick access to Hwy 16A making for an easier commute.

Built in 2015

### Essential Information

MLS® # E4432438

Price \$230,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 603               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1704 Graybriar Green |
| Area        | Stony Plain          |
| Subdivision | Graybriar            |
| City        | Stony Plain          |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7Z 0G1              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Parking-Visitor, Storage-Locker Room, See Remarks |
| Parking   | Double Carport   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Electric   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Forest Green School     |
| Middle     | Westview School         |
| High       | Memorial Composite High |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 91          |
| Condo Fee      | \$443            |

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Listing information last updated on May 1st, 2025 at 3:47pm MDT