

## \$299,700 - 109 Sandstone Estates, Stony Plain

MLS® #E4450031

**\$299,700**

3 Bedroom, 2.50 Bathroom, 1,249 sqft

Condo / Townhouse on 0.00 Acres

Sandstone\_STPL, Stony Plain, AB

**STEP INTO COMFORT AND CONVENIENCE** with this beautifully maintained townhouse at 109 Sandstone Estates. Situated across from a lake and just steps from shopping, schools, parks, and the hospital, this home combines small-town charm with city accessibility and quick access to Hwy 16. The open-concept main floor boasts 9 ft ceilings, hardwood floors, and a spacious kitchen with large island overlooking the dining and living areas. A cozy gas fireplace adds warmth, while patio doors lead to a back patio and green space for summer enjoyment. Upstairs offers three bedrooms, including a BRIGHT primary suite with walk-in closet and 4PC ENSUITE, plus another full bath for the secondary bedrooms. The finished basement with large window is perfect for a THEATER ROOM, along with laundry and storage. Complete with ATTACHED GARAGE and a vibrant community hosting year-round events, this property delivers COMFORT, LOCATION, and VALUE in one package!

Built in 2008

### Essential Information

MLS® # E4450031

Price \$299,700

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	109 Sandstone Estates
Area	Stony Plain
Subdivision	Sandstone_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 0E2

### Amenities

Amenities	Patio
Parking Spaces	2
Parking	Single Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 28th, 2025
Days on Market	38
Zoning	Zone 91
Condo Fee	\$346

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