

Courtesy Of Monica G Halvorson Of Century 21 Leading

## \$296,000 - 1803 Graybriar Green, Stony Plain

MLS® #E4430010

**\$296,000**

3 Bedroom, 2.00 Bathroom, 1,435 sqft  
Condo / Townhouse on 0.00 Acres

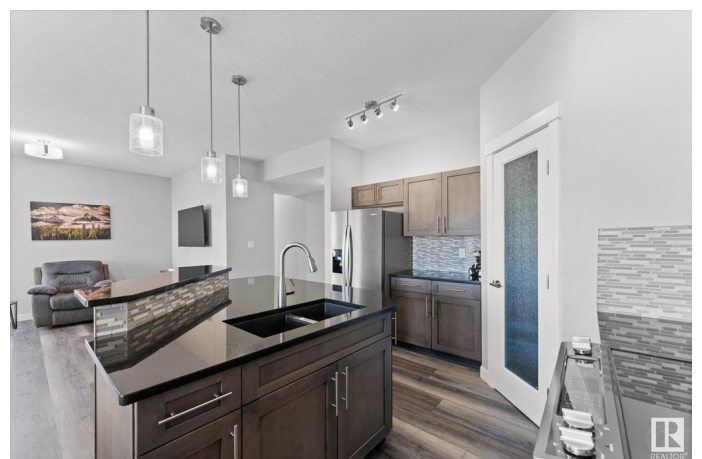
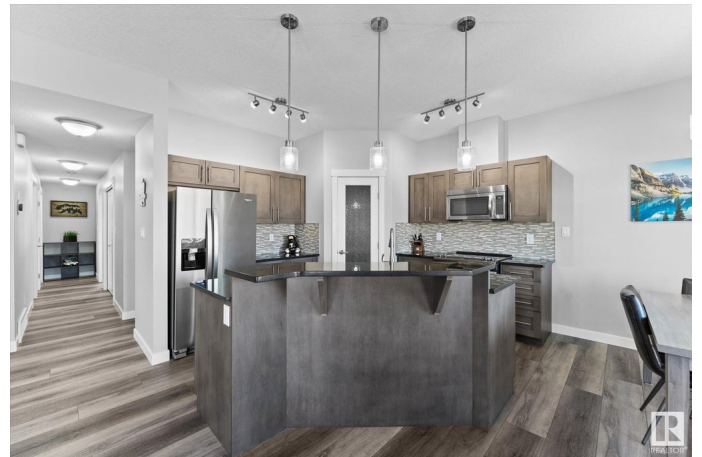
Graybriar, Stony Plain, AB

Enjoy maintenance-free living in this beautifully updated top-floor home in Graybriar Greens, Stony Plain! Say goodbye to snow removal and yard work while relaxing in a bright, chalet-style unit adjacent to green space, offering a peaceful setting with quick access to everything you need. The open-concept layout is perfect for entertaining, featuring a stylish kitchen with stainless steel appliances, dark cabinetry, bar seating, and granite countertops. You'll find three generous bedrooms, including a primary suite with a private 3-piece ensuite. Recent upgrades include new carpet, fresh paint, vinyl plank flooring, fridge, washer, and dryer—truly move-in ready! Enjoy two covered parking stalls with storage lockers, excellent soundproofing, and a smoke- and pet-free environment. This quiet, well-maintained complex backs onto the golf course for added serenity. Low-maintenance living in a beautiful, park-like community is waiting for you.

Built in 2015

### Essential Information

MLS® #	E4430010
Price	\$296,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,435
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	1803 Graybriar Green
Area	Stony Plain
Subdivision	Graybriar
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 0G1

### **Amenities**

Amenities	Exterior Walls- 2"x6", Hot Water Electric, Parking-Plug-Ins, Parking-Visitor, Storage-Locker Room, Vinyl Windows
Parking	Double Carport

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Electric
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	Zone 91
Condo Fee	\$443

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 April 21st, 2025 at 6:47pm MDT