

## \$325,000 - 4426 47 Street, Stony Plain

MLS® #E4452901

**\$325,000**

4 Bedroom, 2.00 Bathroom, 1,029 sqft

Single Family on 0.00 Acres

Meridian Heights, Stony Plain, AB

Perfect for first-time home buyers or investors!!

This home features a large living room, great kitchen with ample cabinetry & countertop space, separate dinette, 4 total bedrooms, 2 bathrooms, a partially-finished basement, single-detached garage with convenient rear lane access, and a fully landscaped & fenced yard with desirable WEST-FACING exposure. Walking distance to schools, playgrounds, & several amenities, the location here is fantastic & boasts quick & easy access to commuter highways. Welcome to your new home!

Built in 1972

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452901      |
| Price          | \$325,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,029         |
| Acres          | 0.00          |
| Year Built     | 1972          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information



|             |                  |
|-------------|------------------|
| Address     | 4426 47 Street   |
| Area        | Stony Plain      |
| Subdivision | Meridian Heights |
| City        | Stony Plain      |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7Z 1H9          |

### **Amenities**

|           |                                                     |
|-----------|-----------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Patio, See Remarks |
| Parking   | Single Garage Detached                              |

### **Interior**

|              |                                                                                                                             |
|--------------|-----------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                   |
| Stories      | 1                                                                                                                           |
| Has Basement | Yes                                                                                                                         |
| Basement     | Full, Partially Finished                                                                                                    |

### **Exterior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                             |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Stucco, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 22                |
| Zoning         | Zone 91           |

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Listing information last updated on September 5th, 2025 at 2:17pm MDT