

## \$299,900 - 904 Graybriar Green, Stony Plain

MLS® #E4425762

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,380 sqft  
Condo / Townhouse on 0.00 Acres

Graybriar, Stony Plain, AB

You won't want to miss this picturesque carriage-style condo backing onto the golf-course! Rustic charm fills this home with warm wood detailing throughout, creating a cozy, cabin-in-the-mountains vibe. Each room of this home is bathed in natural light from the many large windows. The U-Shape kitchen offers sleek, modern appliances & ample counter space with additional, extended bar-seating. The open concept design is perfect for hosting, flowing seamlessly from the living room to the dining area & onto the covered balcony. Enjoy your morning coffee in serenity as this spacious balcony is ideally situated facing the treed golf course! Each bedroom is generously sized with two 4 piece baths, including ensuite, with double closets in the primary. Neatly tucked away is the washer dryer behind tasteful wooden doors, with additional, functional storage space. 2 covered parking stalls with 220 v are just steps from your front entry. Welcome to a life where home sweet home feels like a dreamy mountain getaway!

Built in 2010

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4425762  |
| Price  | \$299,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,380             |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 904 Graybriar Green |
| Area        | Stony Plain         |
| Subdivision | Graybriar           |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7Z 0G1             |

### **Amenities**

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Off Street Parking, Parking-Visitor, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 2                                                                    |
| Parking        | 2 Outdoor Stalls, 220 Volt Wiring, Double Carport                    |

### **Interior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Electric                                                                                 |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### **Exterior**

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                         |
| Exterior Features | Gated Community, Golf Nearby, Low Maintenance Landscape, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 91          |
| Condo Fee      | \$443            |

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Listing information last updated on May 1st, 2025 at 8:47pm MDT