

# \$700,000 - 145 Graybriar Drive, Stony Plain

MLS® #E4450098

**\$700,000**

4 Bedroom, 3.50 Bathroom, 2,590 sqft  
Single Family on 0.00 Acres

The Fairways\_STPL, Stony Plain, AB

Welcome to this spacious two-storey home in the heart of Parkland, Stony Plain. The main floor features a cozy living room with a fireplace, a bright dining area with access to the deck, a functional kitchen, a den, a walk-in pantry, and a convenient 3-piece bathroom—perfect for everyday living and entertaining. Upstairs, you'll find a large bonus room, a luxurious primary bedroom complete with a 5 pcs ensuite and walk-in closet, and three additional bedrooms. One of the bedrooms includes its own 5 pcs ensuite, while the others share a 4 pcs bathroom. A dedicated laundry room adds extra convenience on the upper level. This home also offers a triple attached garage, providing plenty of space for vehicles and storage. Ideal for families looking for space, comfort, and a great location!

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450098  |
| Price          | \$700,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,590     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 145 Graybriar Drive |
| Area        | Stony Plain         |
| Subdivision | The Fairways_STPL   |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7Z 0M7             |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Triple Garage Attached                           |

### Interior

|                   |                    |
|-------------------|--------------------|
| Interior Features | ensuite bathroom   |
| Appliances        | See Remarks        |
| Heating           | Forced Air-1, Wood |
| Fireplace         | Yes                |
| Fireplaces        | Glass Door         |
| Stories           | 2                  |
| Has Basement      | Yes                |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Golf Nearby        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 28th, 2025 |
|-------------|-----------------|

Days on Market 4

Zoning Zone 91

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Listing information last updated on August 1st, 2025 at 1:18pm MDT