

Courtesy Of Melissa T Hunter Of Century 21 Masters

## **\$575,000 - 18 Briarwood Village, Stony Plain**

MLS® #E4464775

**\$575,000**

2 Bedroom, 3.00 Bathroom, 1,340 sqft  
Condo / Townhouse on 0.00 Acres

Graybriar, Stony Plain, AB

EXCLUSIVE 55+ LUXURY LIVING in Stony Plainâ€™s prestigious Briarwood Village! This stunning, fully renovated bungalow offers a finished walkout basement, heated garage with direct access, and a peaceful backdrop overlooking the green belt and creek. Step inside to soaring vaulted ceilings and an airy open layout bathed in natural light. The extensively upgraded kitchen impresses with rich wood cabinetry, quartz counters, premium appliances, and exceptional workspace. Enjoy two elegant gas fireplaces, remote-controlled window coverings, and main-floor laundry. The spacious primary suite offers a walk-in closet and spa-inspired ensuite. Downstairs, a bright family room, additional bedroom with walk-in closet, two offices, and full bath provide generous space for guests and hobbies. Entertain outdoors with a gas-hookup deck and covered patio surrounded by natureâ€™luxury, comfort, and tranquility in perfect harmony. Too many upgrades to list - this is a must visit!

Built in 2005

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4464775  |
| Price    | \$575,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,340             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 18 Briarwood Village |
| Area        | Stony Plain          |
| Subdivision | Graybriar            |
| City        | Stony Plain          |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7Z 2R4              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Patio, Vaulted Ceiling |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Heated                |
| Is Waterfront  | Yes   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Creek, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 5th, 2025 |
| Zoning      | Zone 91            |
| Condo Fee   | \$268              |

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 November 5th, 2025 at 3:02pm MST