

## \$350,000 - 33 Brown Street, Stony Plain

MLS® #E4436403

**\$350,000**

1 Bedroom, 2.00 Bathroom, 879 sqft

Single Family on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

This half duplex in Stony Plain is a fantastic investment opportunity, featuring two separate units with tenants who would like to stay, ensuring immediate rental income for the new owner. The upper unit offers three spacious bedrooms, one full bathroom, and a dedicated full-size laundry room, making it ideal for families or professionals, while the lower unit is a comfortable one-bedroom, one-bathroom suite with its own full-size laundry room, perfect for singles or couples. An oversized two-car garage adds valuable storage and parking space, enhancing the appeal of the property. Situated in a charming and accessible community, this duplex is a turnkey investment with existing revenue and reliable tenants, making it an excellent opportunity for buyers looking for steady income and long-term value.

Built in 1978

### Essential Information

MLS® #	E4436403
Price	\$350,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	879
Acres	0.00



Year Built	1978
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	33 Brown Street
Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1E8

### Amenities

Amenities	Deck, Vinyl Windows, See Remarks
Parking	2 Outdoor Stalls, Double Garage Detached, Over Sized

### Interior

Appliances	Storage Shed, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 14th, 2025
Days on Market	4

## Zoning

## Zone 91

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