

## \$309,900 - 103 4408 37 Street, Stony Plain

MLS® #E4455714

**\$309,900**

2 Bedroom, 2.00 Bathroom, 1,165 sqft

Condo / Townhouse on 0.00 Acres

South Business Park, Stony Plain, AB

Welcome to Stone Gate Village, a serene and beautifully cared-for 55+ community in the heart of Stony Plain. This inviting 1165 sq ft bungalow pairs timeless comfort with thoughtful design, where 11'™ vaulted ceilings, espresso-toned flooring, and a soft neutral palette create a sense of light and space. The open plan flows easily from a bright L-shaped kitchen into the dining and living areas, where a gas fireplace sets a warm and welcoming tone. Two bedrooms and two full baths include a generous primary retreat with walk-through closets and a private 3-piece ensuite. Step outside to your sunlit patio, an ideal spot for coffee at dawn or unwinding at dusk. Recent upgrades—windows, patio door, garage door, plus a new stove and dishwasher (2025)—add ease and peace of mind, while a single attached garage and full basement offer practicality and possibility. With shops, dining, and Westview Health Centre all within walking distance, this home blends comfort, style, and convenience in a quiet adult community.

Built in 1994

### Essential Information

MLS® # E4455714

Price \$309,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,165             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 4408 37 Street  |
| Area        | Stony Plain         |
| Subdivision | South Business Park |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7Z 1N2             |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Ceiling 9 ft., No Smoking Home, Vaulted Ceiling |
| Parking Spaces | 2                                               |
| Parking        | Over Sized, Single Garage Attached              |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Tile Surround                                                              |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, |

|              |                                                |
|--------------|------------------------------------------------|
|              | Shopping Nearby, See Remarks, Partially Fenced |
| Roof         | Asphalt Shingles                               |
| Construction | Wood, Vinyl                                    |
| Foundation   | Concrete Perimeter                             |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 4                   |
| Zoning         | Zone 91             |
| Condo Fee      | \$315               |

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Listing information last updated on September 6th, 2025 at 8:47pm MDT