

## \$365,000 - 4401 37 Street, Stony Plain

MLS® #E4418626

**\$365,000**

3 Bedroom, 3.00 Bathroom, 1,173 sqft  
Condo / Townhouse on 0.00 Acres

Sunrise Village, Stony Plain, AB

Beautifully renovated and updated ADULT living in Stony Plain! Almost 1200 sq ft plus a fully finished basement! Walk in and feel at home in the entrance large enough for plenty of people to get boots and coats off. Front room is perfect for a home office or a guest room. Open concept main floor with new vinyl plank flooring. Great natural light through the large living room window. Dining area has plenty of space to expand to host family and friends! New kitchen features beautiful white cabinets and a functional island for prep! Master bedroom has a walk in closet and 3pc ensuite. Head to the basement with the large family room with loads of space! 3rd bedroom and another 3pc bathroom. Great storage area too! Double garage keeps snow off the car in winter! Outside is landscaped and looked after by the self managed condo association. No more shovelling!!! Close to shopping, doctors, hospital and easy highway access. Must be 55+ to live in this great community in Stony Plain!

Built in 1990

### Essential Information

MLS® #	E4418626
Price	\$365,000
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,173
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	4401 37 Street
Area	Stony Plain
Subdivision	Sunrise Village
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1L3

### **Amenities**

Amenities	Off Street Parking, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, R.V. Storage, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Flat Site, Golf Nearby, Landscaped, Level Land, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	75
Zoning	Zone 91
Condo Fee	\$330

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