

## \$299,900 - 904 Graybriar Green, Stony Plain

MLS® #E4425762

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,380 sqft

Condo / Townhouse on 0.00 Acres

Graybriar, Stony Plain, AB

You won't want to miss this picturesque carriage-style condo backing onto the golf-course! Rustic charm fills this home with warm wood detailing throughout, creating a cozy, cabin-in-the-mountains vibe. Each room of this home is bathed in natural light from the many large windows. The U-Shape kitchen offers sleek, modern appliances & ample counter space with additional, extended bar-seating. The open concept design is perfect for hosting, flowing seamlessly from the living room to the dining area & onto the covered balcony. Enjoy your morning coffee in serenity as this spacious balcony is ideally situated facing the treed golf course! Each bedroom is generously sized with two 4 piece baths, including ensuite, with double closets in the primary. Neatly tucked away is the washer dryer behind tasteful wooden doors, with additional, functional storage space. 2 covered parking stalls with 220 v are just steps from your front entry. Welcome to a life where home sweet home feels like a dreamy mountain getaway!

Built in 2010

### Essential Information

MLS® # E4425762

Price \$299,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,380
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	904 Graybriar Green
Area	Stony Plain
Subdivision	Graybriar
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 0G1

### Amenities

Amenities	Off Street Parking, Parking-Visitor, Storage-In-Suite, Vinyl Windows
Parking Spaces	2
Parking	2 Outdoor Stalls, 220 Volt Wiring, Double Carport

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Electric
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Gated Community, Golf Nearby, Low Maintenance Landscape, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 14th, 2025
Days on Market	49
Zoning	Zone 91
Condo Fee	\$443

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Listing information last updated on May 2nd, 2025 at 4:17pm MDT