

## \$459,000 - 5416 46 Street, Stony Plain

MLS® #E4439314

**\$459,000**

4 Bedroom, 3.00 Bathroom, 1,223 sqft

Single Family on 0.00 Acres

Woodlands\_STPL, Stony Plain, AB

Welcome to this inviting 4-bed, 3-bath home nestled in a quiet area of Woodlands, where small-town living meets everyday convenience. This spacious home offers comfort & function perfect for a growing family, minutes from schools, shopping, & parks. Inside, you'll find a freshly painted interior, Central Vac, a wood-burning fireplace in the cozy family room, a new HE furnace (2024), NEW Washer (2022), Dryer (2023), GAS stove (2018), Triple Pane Windows (2011), Updated flooring, no Maintenance decking, U/G sprinkler, Concrete pad (2012) & more! The practical layout has space for everyone, whether gathering together or finding a quiet corner to relax. Step outside to your park-like backyard with mature trees, a gazebo, and tons of space for play and entertaining. The 24' x 24' attached garage is heated w/10' ceilings, PLUS there is a 24' x 26' HEATED SHOP with 9' ceilings and a large SHED. With parking for 7 vehicles, this home provides incredible flexibility for hobbies, storage, and a busy family life.

Built in 1988

### Essential Information

MLS® # E4439314

Price \$459,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,223                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5416 46 Street |
| Area        | Stony Plain    |
| Subdivision | Woodlands_STPL |
| City        | Stony Plain    |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7Z 1E5        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Deck, Detectors Smoke, Fire Pit, Gazebo, No Smoking Home, Sprinkler Sys-Underground, Vaulted Ceiling, Natural Gas BBQ Hookup |
| Parking Spaces | 7  |
| Parking        | 220 Volt Wiring, Double Garage Attached, Double Garage Detached, Heated, Insulated   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Glass Door   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                                |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools |
| Roof              | Asphalt Shingles                                  |
| Construction      | Wood, Brick, Vinyl                                |
| Foundation        | Concrete Perimeter                                |

**School Information**

|            |              |
|------------|--------------|
| Elementary | Forest Green |
| High       | Memorial     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 91        |

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Listing information last updated on June 17th, 2025 at 2:17am MDT