

## \$296,000 - 1803 Graybriar Green, Stony Plain

MLS® #E4430010

**\$296,000**

3 Bedroom, 2.00 Bathroom, 1,435 sqft

Condo / Townhouse on 0.00 Acres

Graybriar, Stony Plain, AB

Enjoy maintenance-free living in this beautifully updated top-floor home in Graybriar Greens, Stony Plain! Say goodbye to snow removal and yard work while relaxing in a bright, chalet-style unit adjacent to green space, offering a peaceful setting with quick access to everything you need. The open-concept layout is perfect for entertaining, featuring a stylish kitchen with stainless steel appliances, dark cabinetry, bar seating, and granite countertops. You'll find three generous bedrooms, including a primary suite with a private 3-piece ensuite. Recent upgrades include new carpet, fresh paint, vinyl plank flooring, fridge, washer, and dryer—truly move-in ready! Enjoy two covered parking stalls with storage lockers, excellent soundproofing, and a smoke- and pet-free environment. This quiet, well-maintained complex backs onto the golf course for added serenity. Low-maintenance living in a beautiful, park-like community is waiting for you.

Built in 2015

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430010  |
| Price     | \$296,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,435             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1803 Graybriar Green |
| Area        | Stony Plain          |
| Subdivision | Graybriar            |
| City        | Stony Plain          |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7Z 0G1              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Exterior Walls- 2"x6", Hot Water Electric, Parking-Plug-Ins, Parking-Visitor, Storage-Locker Room, Vinyl Windows |
| Parking   | Double Carport   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 91          |
| Condo Fee      | \$443            |

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Listing information last updated on April 20th, 2025 at 4:17am MDT