

## \$169,995 - 423 7801 Golf Course Road, Stony Plain

MLS® #E4428071

**\$169,995**

1 Bedroom, 1.00 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

High Park\_STPL, Stony Plain, AB

Located in the quiet residential area with easy access to all amenities including groceries, doctors, golf, commuter roads and walking trails through the core of Stony Plain. Cedar Brae Court is a 35+ building with 4 floors, central a/c and elevator. TOP FLOOR UNIT facing east, just under 700sqft of living space, 1 bedroom and 4pce bath. Enjoy your coffee and look for miles over the fields while you take in the sunrise from your east facing patio. U-shaped kitchen has ample countertop space and cabinetry and a newer dishwasher, while the living room has gas fireplace and garden doors to the patio. Newer flooring and new paint throughout the unit. New toilet, kitchen taps, shower head and new light fixtures in the living room and bedroom on dimmers. Primary bedroom is a generous size. Insuite laundry is convenient. Heat, water and sewer are included in the low condo fees as well as underground, heated, secured parking and storage cage. Residents are allowed 2 pets measuring 14" to shoulder with approval.

Built in 2007

### Essential Information

MLS® # E4428071

Price \$169,995

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	657
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	423 7801 Golf Course Road
Area	Stony Plain
Subdivision	High Park_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 0C7

### **Amenities**

Amenities	Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Vinyl Windows
Parking	Heated, Parkade, Single Indoor, Stall, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 28th, 2025
Days on Market	31
Zoning	Zone 91
Condo Fee	\$341

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Listing information last updated on April 28th, 2025 at 4:17pm MDT