

## \$188,500 - 409 4700 43 Avenue, Stony Plain

MLS® #E4458304

**\$188,500**

2 Bedroom, 2.00 Bathroom, 832 sqft

Condo / Townhouse on 0.00 Acres

Meridian Heights, Stony Plain, AB

\*Meticulous 2 Bedroom/2 Full Bath TOP Floor Unit. This Bright & Modern Home Offers; Updated White Cabinetry, Newer (Comfortable) Vinyl Plank Flooring, Stainless Steel Appliances & Modern Light Fixtures.

\*Primary Bedroom with Walk Through Closet to 4pc Ensuite. Generous Second Bedroom. In Suite Laundry & Ample Storage. \*CLEAN & Well Maintained Building - Move Right In.

\*Titled Heated Underground Parking Stall.

Plenty of Close Visitor Parking, Board Approved Pets in this 18+ Complex.

\*Water/Heat Included in Condo Fee. You'll Appreciate the Sunny South Facing Exposure - Overlooking Treed Grounds of the Provincial Building. Enjoy.

Built in 2002

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4458304          |
| Price          | \$188,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 832               |
| Acres          | 0.00              |
| Year Built     | 2002              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 409 4700 43 Avenue |
| Area        | Stony Plain        |
| Subdivision | Meridian Heights   |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 2S6            |

### Amenities

|           |                                                                                                                                                                    |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking   | Heated, Underground                                                                                                                                                |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                            |
| # of Stories      | 4                                                                                                            |
| Stories           | 1                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Golf Nearby, Picnic Area, Shopping Nearby |
| Roof              | Unknown                                   |
| Construction      | Wood, Vinyl                               |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 91              |

Condo Fee                \$515

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