

## \$185,000 - 432 4309 33 Street, Stony Plain

MLS® #E4450308

**\$185,000**

2 Bedroom, 2.00 Bathroom, 812 sqft

Condo / Townhouse on 0.00 Acres

South Business Park, Stony Plain, AB

PREFECT FOR FIRST-TIME HOME BUYERS OR INVESTORS!!! TOP FLOOR unit in a very well-maintained building,- Underground parking - close to all amenities! This 2-bedrooms / 2-bathrooms corner unit condo is located on the 4th Floor and is in excellent condition and impeccably clean! Comes with all appliances, this condo has a Big kitchen with 4 black appliances & ample cabinet space, an open concept dining & living room area with sliding door to the covered private balcony. This unit also comes with in-suite laundry, storage area, assigned underground heated parking stall & plenty of above-ground parking for visitors. This well-maintained building is a short walk to the Hospital, shopping, restaurants, park, walking trails, public transportation & close access to Highway 16A.

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450308  |
| Price          | \$185,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 812       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 432 4309 33 Street  |
| Area        | Stony Plain         |
| Subdivision | South Business Park |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7Z 0C4             |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Patio, Secured Parking |
| Parking   | Underground            |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 4                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |
| Foundation        | Concrete Perimeter                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 22              |

|           |         |
|-----------|---------|
| Zoning    | Zone 91 |
| Condo Fee | \$507   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 7:47am MDT