

## \$199,900 - 403 Graybriar Greens, Stony Plain

MLS® #E4433979

**\$199,900**

2 Bedroom, 1.00 Bathroom, 531 sqft

Condo / Townhouse on 0.00 Acres

Graybriar, Stony Plain, AB

What a perfect little home. Affordable and easy to maintain. Ideal for first time buyer. Features bright and sunny Living room kitchen and dining area with French door to a cute little balcony. Downstairs is 2 bedrooms, walk in closet and laundry. Property comes with two assigned parking stalls and is just minutes away from several amenities. Move in ready!! Nothing to do on the outside as it is all done for you. Snowbirds can just lock and go.

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4433979          |
| Price          | \$199,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 531               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

Address 403 Graybriar Greens



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

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Ceiling 9 ft., Deck, Hot Water Electric, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | 2 Outdoor Stalls   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

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

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 62            |
| Zoning         | Zone 91       |
| Condo Fee      | \$448         |

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 July 3rd, 2025 at 3:02am MDT