

## **\$285,000 - 415 7801 Golf Course Rd., Stony Plain**

MLS® #E4421294

**\$285,000**

2 Bedroom, 2.00 Bathroom, 964 sqft

Condo / Townhouse on 0.00 Acres

High Park\_STPL, Stony Plain, AB

Beautiful 964sqft. 2-bedroom, 2-bathroom, top floor condo! This suite offers a cozy, but functional layout with an open concept living room and kitchen. The living room features an electric corner fireplace and access to a large balcony. The kitchen provides space for a dining room set and is wide open for functionality. The primary bedroom boasts a walk-through closet and 3-piece ensuite. The second bedroom has a good-sized closet and is across from the main 4-piece bathroom. Finishing off the unit is in-suite laundry! Youâ€™ll find yourself right at home here at Cedar Brae Court! The 35+building offers a community complex, an exercise room and a lounge area! Youâ€™ll be happy in the winter with your assigned, heated underground parking and storage unit with convenient access to a community vehicle wash-bay! At the front of the building, youâ€™ll find sufficient guest parking, and being located in the South of Stony Plain you are surrounded by the Stony Plain Golf Course, walking trails and parks!

Built in 2007

### **Essential Information**

MLS® # E4421294

Price \$285,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	964
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	415 7801 Golf Course Rd.
Area	Stony Plain
Subdivision	High Park_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1M2

### Amenities

Amenities	See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      February 12th, 2025  
Days on Market                64  
Zoning                              Zone 91  
Condo Fee                        \$473

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