

## \$749,000 - 1 4913 47 Avenue, Stony Plain

MLS® #E4417155

**\$749,000**

5 Bedroom, 4.00 Bathroom, 2,661 sqft

Single Family on 0.00 Acres

Old Town\_STPL, Stony Plain, AB

4 LEGAL SUITES on 1 acre +/- in Stony Plain allowing for current cash flow and room for expanding by building. The home was substantially rebuilt making effective age 2014 and the basement suite in main home was completed in 2020. The detached garage upper suite was completed in 2018 with the main level converted into suite in 2020. Property includes (1) 3 bedroom suite, (2) 2 bedroom suites and (1) bachelor suite (could easily be made a 1 bedroom). Great location with all amenities close by and quality construction throughout. The property has C-3 zoning which provides for a long list of permitted and discretionary uses. Possibility of adding a 4-5 suite building to the north side of property with the utilities already in place for the expansion.

Built in 2014

### Essential Information

MLS® #	E4417155
Price	\$749,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,661
Acres	0.00
Year Built	2014



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1 4913 47 Avenue
Area	Stony Plain
Subdivision	Old Town_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1L7

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Vinyl Windows, HRV System
Parking	See Remarks

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Euro Washer/Dryer Combo, Washer, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, See Remarks, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Commercial, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            January 6th, 2025  
Days on Market      223  
Zoning                Zone 91

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