

## \$325,000 - 35 Meridian Loop, Stony Plain

MLS® #E4435439

### \$325,000

3 Bedroom, 2.50 Bathroom, 1,314 sqft  
Single Family on 0.00 Acres

Meridian Heights, Stony Plain, AB

These two side-by-side duplexes are a must-see, each featuring three spacious bedrooms upstairs, including a primary suite with a private en suite bathroom and an additional full bath. #35 tenants would like to stay, making this an excellent opportunity for investors seeking immediate rental income. Perfect for investors or families, these properties can be purchased together or sold individually. The main level offers a stylish kitchen with an island, ideal for entertaining, while large windows fill the living spaces with natural light. Each unit has fenced-in yards for outdoor enjoyment, plus unfinished basements for added storage or potential living space, along with finished laundry rooms for convenience. Complete with single attached garages, these homes offer both functionality and ease of access. Donâ€™t miss your chance to invest in this prime location with tremendous potential!

Built in 2007

### Essential Information

MLS® #	E4435439
Price	\$325,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,314
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	35 Meridian Loop
Area	Stony Plain
Subdivision	Meridian Heights
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 0B8

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 9th, 2025

Days on Market 5

Zoning Zone 91

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Listing information last updated on May 14th, 2025 at 3:32pm MDT