

## **\$196,000 - 207 4703 43 Avenue, Stony Plain**

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MLS® #E4453236

**\$196,000**

2 Bedroom, 2.00 Bathroom, 834 sqft

Condo / Townhouse on 0.00 Acres

Meridian Heights, Stony Plain, AB

### **YOUR KEY TO STRESS-FREE LIVING!**

Welcome to this beautiful 2 bed, 2 FULL bath condo (1 bath w/ walk-in shower, tub in other). Flooded with natural light & a pleasing color scheme, you're sure to feel right at home in this meticulously maintained unit. Located on the 2nd floor of beautiful Meridian Cove, this condo is quiet & while there are no age restrictions, this community is mainly made up of senior owner occupants. The open concept will easily accommodate all lifestyles & even a full dining table! The large primary bedroom features a walk-through closet & full 4-pc bathroom. The second bedroom is also spacious & offers quick access to the other full bathroom & in-suite laundry. Your pet will feel right at home here too! With board approval, 1 cat or 1 dog (size restricted) are permitted. Enjoy the great outdoors on your cool north-facing COVERED balcony & keep your vehicle warm all winter with HEATED UNDERGROUND PARKING! Within walking distance you'll find endless shopping, parks, amenities & more.

Built in 2003

### **Essential Information**

MLS® #                      E4453236

Price                         \$196,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 834                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 207 4703 43 Avenue |
| Area        | Stony Plain        |
| Subdivision | Meridian Heights   |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T2Z 2S7            |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor |
| Parking   | Heated, Underground                              |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, See Remarks                                          |
| # of Stories      | 4                                                                          |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Golf Nearby, Private Setting, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025  
Days on Market                2  
Zoning                              Zone 91  
Condo Fee                        \$505

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