

## \$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                78  
Zoning                              Zone 91  
Condo Fee                        \$473

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