

## **\$540,000 - 26 Briarwood Village, Stony Plain**

MLS® #E4426221

**\$540,000**

3 Bedroom, 3.00 Bathroom, 1,270 sqft  
Condo / Townhouse on 0.00 Acres

Graybriar, Stony Plain, AB

EXCLUSIVE 55+ ADULT LIVING in this beautiful bungalow in Stony Plain's Briarwood Village! This one has SO MANY desired features like a finished WALKOUT BASEMENT, open concept main floor, BACKING GREENSPACE! Stand in awe as you walk in the front door of this beautiful floorplan! Tall vaulted ceilings make it seem so much larger than the 1300 sq ft! Gorgeous kitchen with wood cabinets, plenty of countertop space and a corner pantry! Entertain family and friends in the front dining room with bay windows. The living room has tons of windows, bringing beautiful, natural light inside all day long! Master suite has room for all your furniture, a 3pc ensuite & walk in closet! 2nd bedroom is great for guests or home office! MAIN FLOOR LAUNDRY! Finished basement has another bedroom with it's own walk in closet. Huge family room space; great for TV area and games area! Murphy bed included! CENTRAL A/C. Oversized, composite deck with powered awning and great views! Perfect patio below too! Quiet cul-de-sac!

Built in 2006

### **Essential Information**

MLS® #	E4426221
Price	\$540,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,270
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	26 Briarwood Village
Area	Stony Plain
Subdivision	Graybriar
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2Y7

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Front Porch, No Smoking Home, Vaulted Ceiling, Vinyl Windows, Walkout Basement, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Hillside, Landscaped, Park/Reserve
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	16
Zoning	Zone 91
Condo Fee	\$268

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 4:02pm MDT