

## \$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 |
| Lease Rate     | \$23      |
| 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      261  
Zoning                Zone 91

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