

## **\$369,000 - 45 Sunrise Village, Stony Plain**

MLS® #E4434959

**\$369,000**

2 Bedroom, 3.00 Bathroom, 1,141 sqft

Condo / Townhouse on 0.00 Acres

Sunrise Village, Stony Plain, AB

AMAZING LOCATION! FULLY FINISHED BASEMENT! OVERSIZED DOUBLE GARAGE! WELCOME TO 45 SUNRISE VILLAGE! THIS AMAZING 1990 BUILT ADULT BUNGALOW HAS JUST OVER 2100 SQUARE FEET OF LIVING SPACE, 2 BEDROOMS, AND 3 BATHROOMS. THE OPEN KITCHEN HAS CUSTOM OAK CABINETRY, AN "L-SHAPED" ISLAND, LINOLEUM FLOORS, AND A REVERSE OSMOSIS WATER SYSTEM. SPACIOUS DINING AREA HAS SLIDING DOOR EXTERIOR DECK ACCESS. LIVING ROOM HAS UPGRADED VINYL PLANK FLOORS AND BORDERS STAIRWELL TO BASEMENT. PRIMARY BEDROOM IS "KING-SIZED" WITH A LARGE WALK-IN CLOSET. ENSUITE IS 3 PIECE WITH A SHOWER. MAIN FLOOR ALSO HAS AN ADDITIONAL BATHROOM (FULL), MAIN FLOOR LAUNDRY, SECOND BEDROOM, AND AN INVITING ENTRANCE. BASEMENT IS FINISHED WITH A MASSIVE ENTERTAINMENT ROOM, SUSPENDED CEILING, DRY-BAR, MECHANICAL ROOM, BATH, AND DEN. HOME WAS PAINTED IN 2021 AND HAS CENTRAL AIR CONDITIONING AND UV FURNACE AIR FILTRATION. GARAGE IS 19X20 AND IS HEATED. COMPLEX IS +55 AND SELF MANAGED. WALKING DISTANCE TO SHOPPING AND ALL SERVICES.



Built in 1990

## Essential Information

MLS® #	E4434959
Price	\$369,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,141
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

## Community Information

Address	45 Sunrise Village
Area	Stony Plain
Subdivision	Sunrise Village
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1L2

## Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, Television Connection, Vinyl Windows
Parking	Double Garage Attached, Heated, Insulated

## Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, TV Wall Mount, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Private Setting, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	40
Zoning	Zone 91
Condo Fee	\$350

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