

Courtesy Of Monica G Halvorson Of Century 21 Leading

## **\$194,000 - 305 4307 43 Avenue, Stony Plain**

MLS® #E4454437

**\$194,000**

2 Bedroom, 2.00 Bathroom, 832 sqft

Condo / Townhouse on 0.00 Acres

Meridian Heights, Stony Plain, AB

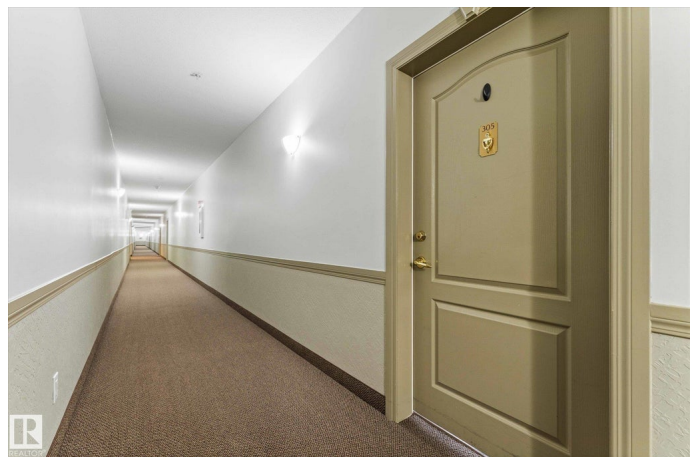
Stress-free, maintenance-free living can be yours in this bright, spacious, and squeaky-clean 2 bedroom, 2 bathroom condo! Located on the adult-only third floor of a well-managed, pet-friendly (with approval) building, this move-in-ready unit offers an inviting open-concept layout with a fresh feel throughout. The kitchen flows seamlessly into the living space, while the bedrooms are thoughtfully placed on opposite sides of the condo for added privacy. A generous laundry/storage room adds convenience. Enjoy summer evenings on your north-facing deck that keeps the unit cool all season long. You'll appreciate the security and comfort of your underground heated parking stall, plus there's ample visitor parking for guests. Just steps from conveniences like Freson Bros, Tim Hortons, and other amenities, with quick access to Hwy 16 and the Yellowhead, this location can't be beat. Low-maintenance living at its best—perfect for downsizers or anyone seeking a simpler lifestyle!

Built in 2002

### **Essential Information**

MLS® # E4454437

Price \$194,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 4307 43 Avenue
Area	Stony Plain
Subdivision	Meridian Heights
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2S7

### Amenities

Amenities	Deck, No Smoking Home, Parking-Visitor, Secured Parking, Vinyl Windows
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 23rd, 2025
Days on Market	1
Zoning	Zone 91
Condo Fee	\$515

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 August 24th, 2025 at 10:32am MDT