

## \$169,995 - 423 7801 Golf Course Road, Stony Plain

MLS® #E4428071

**\$169,995**

1 Bedroom, 1.00 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

High Park\_STPL, Stony Plain, AB

Located in the quiet residential area with easy access to all amenities including groceries, doctors, golf, commuter roads and walking trails through the core of Stony Plain. Cedar Brae Court is a 35+ building with 4 floors, central a/c and elevator. TOP FLOOR UNIT facing east, just under 700sqft of living space, 1 bedroom and 4pce bath. Enjoy your coffee and look for miles over the fields while you take in the sunrise from your east facing patio. U-shaped kitchen has ample countertop space and cabinetry and a newer dishwasher, while the living room has gas fireplace and garden doors to the patio. Newer flooring and new paint throughout the unit. New toilet, kitchen taps, shower head and new light fixtures in the living room and bedroom on dimmers. Primary bedroom is a generous size. Insuite laundry is convenient. Heat, water and sewer are included in the low condo fees as well as underground, heated, secured parking and storage cage. Residents are allowed 2 pets measuring 14" to shoulder with approval.

Built in 2007

### Essential Information

MLS® # E4428071

Price \$169,995

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 657                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 423 7801 Golf Course Road |
| Area        | Stony Plain               |
| Subdivision | High Park_STPL            |
| City        | Stony Plain               |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7Z 0C7                   |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Party Room, Secured Parking, Security Door, Social Rooms, Vinyl Windows |
| Parking   | Heated, Parkade, Single Indoor, Stall, Underground  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, Private Setting, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 91          |
| Condo Fee      | \$341            |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT