

## **\$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 | 45               |
| Zoning         | Zone 91          |
| Condo Fee      | \$268            |

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Listing information last updated on May 2nd, 2025 at 4:17am MDT