

\$159,900 - 45b McNabb Crescent, Stony Plain

MLS® #E4443343

\$159,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Forest Green_STPL, Stony Plain, AB

Investors or first time buyers that are sick of competing for a home; here is your opportunity! Build your dream starter home on this lot that backs onto walking trails and trees in the mature neighborhood of Forest Green! Forest Green is a prime location; close to Whispering Waters park, the BMX track, skate park, Forest Green School and the extensive walking trail system that takes you through Stony Plain. This lot is perfect for a modern 2 story with front attached garage & finished basement with a legal suite! Have a built in mortgage helper, or easily cashflow and rent the main home ad suite out! Lot is Approx 40'x110' and is Zoned R-1: large lot detached dwelling which allows you to build a legal suite in the home. Total lot area is 400 m2.

Essential Information

MLS® #	E4443343
Price	\$159,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	45b McNabb Crescent
---------	---------------------



Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1G8

Exterior

Exterior Features	Backs Onto Park/Trees, Flat Site, No Back Lane, Playground Nearby, Schools
-------------------	--

School Information

Elementary	Forest Green
------------	--------------

Additional Information

Date Listed	June 17th, 2025
Days on Market	120
Zoning	Zone 91

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 October 15th, 2025 at 6:32pm MDT