

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 | 6                 |
| Zoning         | Zone 91           |
| Condo Fee      | \$515             |

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Listing information last updated on August 29th, 2025 at 6:33pm MDT