

# \$94,800 - 304 4608 52 Avenue, Stony Plain

MLS® #E4449952

**\$94,800**

1 Bedroom, 1.00 Bathroom, 735 sqft  
Condo / Townhouse on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

Welcome home to Meridian Pines! This updated 1-bedroom condo is a fantastic opportunity for all buyers or investors. Featuring vinyl plank flooring and a bright, functional layout, the space feels warm and inviting. The kitchen with white cabinetry and includes a dishwasher flows into the spacious dining and living area—perfect for relaxing or entertaining. Step out onto your east-facing balcony and enjoy peaceful views of the greenspace and walking path. The king-sized bedroom, well maintained 4-piece bath, and tons of in-suite storage add to the comfort. Laundry is just down the hall, and an assigned powered parking stall is included. This well-managed building offers great curb appeal in a quiet residential area, with easy access to shopping, dining, and more. A rental pool program is available, and the unit is currently tenant-occupied at \$1,050/month—ideal for hands-off investors. Don't miss this affordable and move-in-ready opportunity!

Built in 1978

## Essential Information

MLS® #	E4449952
Price	\$94,800
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	735
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 4608 52 Avenue
Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1N7

### Amenities

Amenities	On Street Parking, Parking-Plug-Ins, Parking-Visitor, Rental Pool Option
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 25th, 2025

Days on Market 6

Zoning Zone 91

Condo Fee \$353

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