

## **\$399,900 - 3 14315 Stony Plain Road, Edmonton**

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MLS® #E4426765

**\$399,900**

2 Bedroom, 3.50 Bathroom, 1,219 sqft

Condo / Townhouse on 0.00 Acres

Grovenor, Edmonton, AB

Experience luxury living in this executive-style townhouse in the sought-after community of Grosvenor, just minutes from downtown. Immaculate and Like New Condition thru out. Thoughtfully designed with high-end finishes, soaring ceilings, pot lighting, and abundant natural light enhance the home's elegance. This home features a stunning gourmet kitchen with maple hardwood, rich walnut cabinetry, and ample space for entertaining. Maple hardwood flooring extends throughout main floor and upstairs complementing the open-concept layout. Upstairs, enjoy a versatile loft area, two spacious bedrooms, a four-piece bath, and a private three-piece ensuite with a full tile shower. There is also a newer hot water tank and central A/C. The Juliet balcony offers a charming view of the courtyard. Complete with a single detached garage, this exceptional property is in an unbeatable location close to fine dining, the River Valley, walking trails, shopping, and public transportation.



Built in 2006

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4426765  |
| Price    | \$399,900 |
| Bedrooms | 2         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 1,219             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3 14315 Stony Plain Road |
| Area        | Edmonton                 |
| Subdivision | Grovenor                 |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T5N 3R6                  |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | No Animal Home, No Smoking       |
| Parking Spaces | 2                                |
| Parking        | Rear Drive Access, Single Garage |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher, Dryer, Electric Range, Gas Range, Garage Opener, Hood Fan, Microwave, Stove, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stucco, Vinyl |
|----------|---------------------|



|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |               |
|------------|---------------|
| Elementary | Grovenor      |
| Middle     | Westminster   |
| High       | Ross Sheppard |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 79               |
| Zoning         | Zone 21          |
| Condo Fee      | \$375            |

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Listing information last updated on June 7th, 2025 at 11:32pm MDT