

Courtesy Of James J Knull Of Exp Realty

## \$325,000 - 4410 47 Street, Stony Plain

MLS® #E4427302

**\$325,000**

5 Bedroom, 2.00 Bathroom, 1,008 sqft  
Single Family on 0.00 Acres

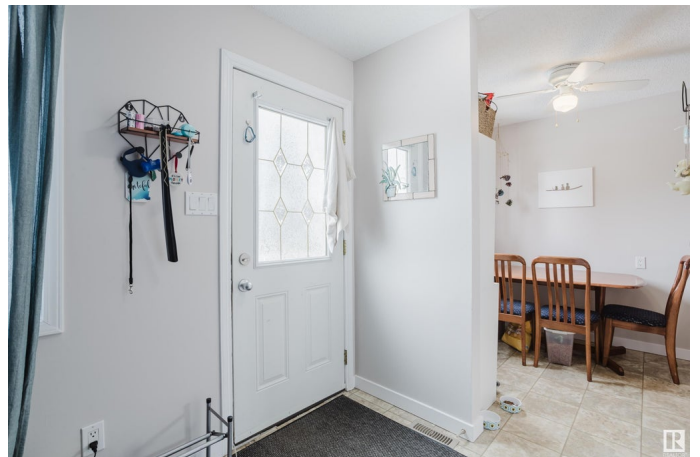
Meridian Heights, Stony Plain, AB

An outstanding income property. This home has been beautifully maintained and is in excellent condition, making it a perfect turnkey investment property. The Main floor boasts abundant natural light creating a warm and inviting atmosphere that enhances the beauty and comfort of the living space. The lower suite offers a welcoming atmosphere with a generously sized layout, providing a spacious and comfortable layout. This prime location provides easy access to Parkland Highways, making commuting effortless. Situated close to Rotary Park, walking trails, open green space, and within walking distance to local amenities, this property is highly desirable for tenants. With tenants already in place who care for the property as their own, this property presents a turnkey investment offering immediate rental income and long-term growth potential.

Built in 1972

### Essential Information

MLS® #	E4427302
Price	\$325,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.00



Year Built	1972
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	4410 47 Street
Area	Stony Plain
Subdivision	Meridian Heights
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1H9

### **Amenities**

Amenities	Guest Suite, Parking-Extra, See Remarks
Parking Spaces	4
Parking	2 Outdoor Stalls

### **Interior**

Appliances	Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, See Remarks

### **Exterior**

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	9
Zoning	Zone 91

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Listing information last updated on April 2nd, 2025 at 10:47pm MDT