

# \$710,000 - 147 Graybriar Drive, Stony Plain

MLS® #E4434753

**\$710,000**

4 Bedroom, 4.00 Bathroom, 2,562 sqft  
Single Family on 0.00 Acres

The Fairways\_STPL, Stony Plain, AB

Welcome to this beautifully designed two-storey home in the community of Parkland, Stony Plain. The main floor offers a cozy living room with a fireplace, a bright dining room with access to the deck, a functional kitchen, a den, a walk-in pantry, and a convenient 3-piece bathroom. Upstairs, you'll find a spacious bonus room, a luxurious primary bedroom with a 5-piece ensuite and walk-in closet, plus three additional bedrooms—including one with its own 4-piece ensuite. A 3-piece main bathroom and a dedicated laundry room complete the upper level. This home also features a triple attached garage, offering plenty of room for vehicles and storage. As an added bonus, enjoy a \$7,500 appliance credit to help you customize your dream kitchen and laundry setup.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434753  |
| Price          | \$710,000 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,562     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 147 Graybriar Drive |
| Area        | Stony Plain         |
| Subdivision | The Fairways_STPL   |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7Z 2Z2             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Triple Garage Attached                           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Golf Nearby, Schools |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 8             |
| Zoning         | Zone 91       |

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Listing information last updated on May 14th, 2025 at 3:32pm MDT