

# \$179,900 - 326 7801 Golf Course Road, Stony Plain

MLS® #E4416377

**\$179,900**

1 Bedroom, 1.00 Bathroom, 722 sqft  
Condo / Townhouse on 0.00 Acres

High Park\_STPL, Stony Plain, AB

This fantastic 35+ condo offers exceptional value with a one-bedroom PLUS DEN layout. Enjoy features like CENTRAL A/C, a cozy corner FIREPLACE, and a balcony complete with a GAS BBQ hook-up. The kitchen is spacious and equipped with sleek black appliances, while the bright living room opens to the balcony through sliding doors. The primary bedroom conveniently connects to the 4-piece bathroom. The DEN provides the ideal space for a home office or relaxation area. Additional perks include in-suite laundry, extra storage, and a HEATED UNDERGROUND parking spot. With low condo fees of just \$377.83, which cover heat and water, plus a pet-friendly building, this unit is an unbeatable option!

Built in 2007

## Essential Information

MLS® #	E4416377
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	722
Acres	0.00
Year Built	2007



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	326 7801 Golf Course Road
Area	Stony Plain
Subdivision	High Park_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1M2

### Amenities

Amenities	See Remarks
Parking	Heated, Stall, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	December 19th, 2024
Days on Market	85

Zoning	Zone 91
Condo Fee	\$378

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