

## \$400,000 - 3 14315 Stony Plain Road, Edmonton

MLS® #E4446112

**\$400,000**

2 Bedroom, 3.50 Bathroom, 1,151 sqft

Condo / Townhouse on 0.00 Acres

Grovenor, Edmonton, AB

Welcome to this stunning 2 bed, 2.5 bath condo in the highly sought after community of Grovenor! Thoughtfully designed with high-end finishes, pot lights, and lots of natural light. Enjoy a gourmet kitchen with maple hardwood, walnut cabinetry, and stainless steel appliances. Maple hardwood extends throughout the main floor and upstairs, complementing the open layout. The staircase features a half wall with tempered glass leading to a versatile loft, two spacious bedrooms, a 4pc bath, and a private ensuite with full tile shower. Hardwood in all closets with custom mirrored doors. Fully finished basement with huge rec room, separate laundry with sink, and another 4pc bath. Single detached garage, central A/C. No pets, no smoking home. Recent upgrades include: New hot water tank and shingles. Basement room can easily be converted to a third bedroom. Close to the River Valley, trails, shopping, transit, and just minutes to downtown. Move-in ready and beautifully finished – don't miss out!

Built in 2006

### Essential Information

MLS® # E4446112

Price \$400,000



Bedrooms	2
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,151
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 Home
Parking	Rear Drive Access, Single Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, 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
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Exterior Features	Back Lane, Fenced, Flat Site, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	9
Zoning	Zone 21
Condo Fee	\$375

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