

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

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 Home, See Remarks
Parking Spaces	2
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, 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	21
Zoning	Zone 21
Condo Fee	\$375

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