

## \$539,900 - 20 Briarwood Village, Stony Plain

MLS® #E4445268

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,325 sqft

Condo / Townhouse on 0.00 Acres

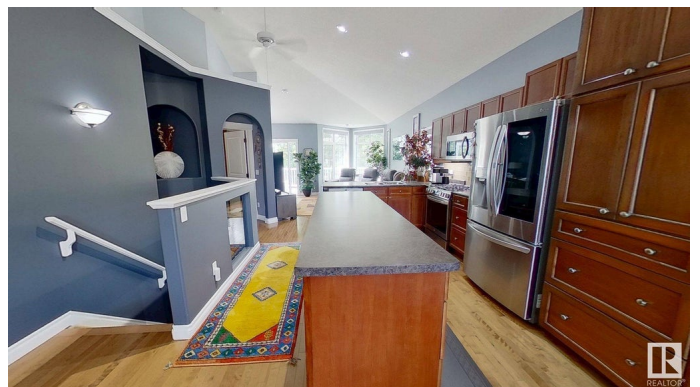
Graybriar, Stony Plain, AB

Insulated attached 2 car garage with radiant type heating. Three bedroom semi-detached. The 3 bedroom in the lower level has a queen size murphy bed. Shingles approximately 5 years old. Hardwood floors in main area, ceramic, and carpets. Professionally painted throughout, 2 gas fireplaces, free standing in the lower level complete with fan and remote, upper level is an insert complete with fan and remote. Lower level walk-out with large concrete deck and storage shed. Upper level 30x15 water proof decking. Both decks back onto forested green space. Upper deck has a large remote operating (sunbrella material) awning. Large master bedroom with 3 piece ensuite and walk-in closet. Kitchen has pantry with new stainless steel fridge, gas stove and microwave. Main floor laundry room. Central vacuum with no attachments. New blinds through out with 3 of the blinds on remote control.

Built in 2006

### Essential Information

MLS® #	E4445268
Price	\$539,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,325
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	20 Briarwood Village
Area	Stony Plain
Subdivision	Graybriar
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2Y7

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Smart/Program. Thermostat, Television Connection, Vaulted Ceiling, Walkout Basement, Vacuum System-Roughed-In
Parking	Double Garage Attached, Heated, Insulated, Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Freestanding, Heatilator/Fan, Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Asphalt, Vinyl
----------	----------------------

Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Not Fenced, Paved Lane, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	15
Zoning	Zone 91
Condo Fee	\$268

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 17th, 2025 at 10:03am MDT