

## \$520,000 - 4022 45 Street, Stony Plain

MLS® #E4453312

**\$520,000**

4 Bedroom, 3.50 Bathroom, 2,252 sqft

Single Family on 0.00 Acres

Meridian Cove, Stony Plain, AB

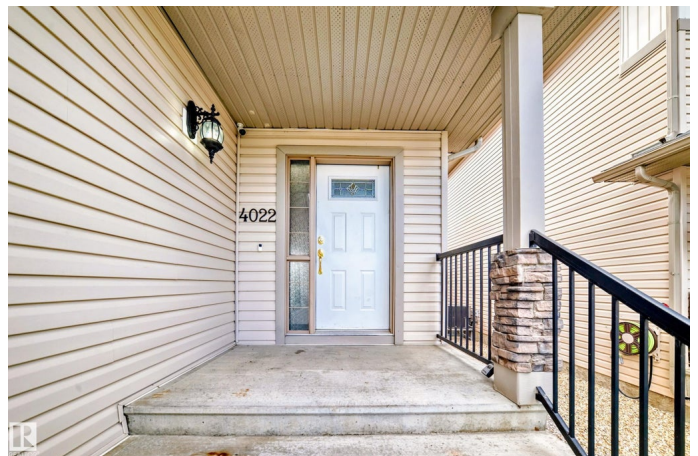
This stunning fully finished home boasts 3,000 sq ft of luxurious living space. Step inside to a grand foyer featuring elegant rounded pillars and knock-down ceilings. The spacious granite kitchen offers a gas range, walk-through pantry, & opens to a large great room with a cozy gas fireplace and bright dining nook. Enjoy upgraded luxury Vinyl plank and tile floors, 9-foot ceilings, mainfloor laundry, & central air conditioning. The heated & insulated attached garage includes a second fridge and a new garage door(2023). This beautiful home features 4 massive bedrms & 4 baths, including a recently renovated (2025) 5-piece master ensuite with his-&-her sinks and granite countertops. The huge master bedroom includes a walk-in closet, plus there's a spacious bonus room upstairs. Additional highlights include: high-efficiency furnace(2024), basement rough-ins for future bar or kitchen, on-demand hot water, a beautifully landscaped, west-facing backyard with a pergola & pond perfect for relaxing or entertaining!

Built in 2008

### Essential Information

MLS® # E4453312

Price \$520,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,252                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4022 45 Street |
| Area        | Stony Plain    |
| Subdivision | Meridian Cove  |
| City        | Stony Plain    |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7Z 0B4        |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Parking-Extra                  |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Heated, Insulated, Over Sized |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Corner, Glass Door, Masonry                                                                                         |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Level Land, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 91           |

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Listing information last updated on August 17th, 2025 at 4:47pm MDT