

## \$99,500 - 401 4608 52 Avenue, Stony Plain

MLS® #E4461750

**\$99,500**

1 Bedroom, 1.00 Bathroom, 734 sqft

Condo / Townhouse on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

Welcome home to Meridian Pines! This updated 1-bedroom condo is a fantastic opportunity for all buyers or investors. Featuring vinyl plank flooring throughout, a large patio door and more windows makes for a bright, functional layout. The kitchen has white cabinetry, includes a dishwasher and flows into the spacious dining and living areas, perfect for relaxing or entertaining. Step out onto your west-facing balcony and enjoy peaceful views and great sunsets. The king-sized bedroom with ample closet space, a 4-piece bath and tons of in-suite storage add to the comfort. Laundry is just down the hall, and an assigned powered parking stall is included. This well-managed building offers great curb appeal in a quiet residential area, with easy access to shopping, dining, and more. A rental pool program is available, and the unit is currently tenant-occupied at \$1,150/month—ideal for hands-off investors. Don't miss this affordable and move-in-ready opportunity!

Built in 1978

### Essential Information

MLS® # E4461750

Price \$99,500

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 734                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 401 4608 52 Avenue |
| Area        | Stony Plain        |
| Subdivision | Forest Green_STPL  |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 1N7            |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, See Remarks |
| Parking Spaces | 1                                                                       |
| Parking        | Stall                                                                   |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                        |
| # of Stories | 4                                                                             |
| Stories      | 1                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | None, No Basement                                                             |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                    |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                           |
| Construction      | Wood, Stucco, Vinyl                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 10th, 2025  
Days on Market                41  
Zoning                              Zone 91  
Condo Fee                        \$353

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