

## \$500,000 - 43 Augusta Fairway Crescent, Stony Plain

MLS® #E4438127

**\$500,000**

3 Bedroom, 2.00 Bathroom, 1,402 sqft

Single Family on 0.00 Acres

The Fairways\_STPL, Stony Plain, AB

Meticulously cared for and full of charm, this beautiful bungalow in the heart of Stony Plain offers 1,400 sq ft on the main floor with 3 bedrooms, 2 bathrooms, a cozy living room, bright sunny kitchen, and a den for extra flexibility. The basement is undeveloped with multiple windows, ready for future development—create whatever your heart desires! Stay cool all summer with central A/C. The real showstopper is the stunning corner lot: fully landscaped, manicured to perfection, and featuring a tranquil waterfall flowing through the front yard. Relax on the wraparound porch that offers views from every angle, or entertain in the backyard with a stamped concrete patio—perfect for gathering around the fire. An oversized driveway provides loads of parking. This home offers comfort, style, and outdoor serenity all in one. A true gem you won't want to miss!

Built in 1994

### Essential Information

MLS® #	E4438127
Price	\$500,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,402



Acres	0.00
Year Built	1994
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	43 Augusta Fairway Crescent
Area	Stony Plain
Subdivision	The Fairways_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1Y7

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached, Front Drive Access, Insulated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Forest Green School  
Middle                              Westview School  
High                                Memorial Composite

**Additional Information**

Date Listed                      May 22nd, 2025  
Days on Market                25  
Zoning                              Zone 91

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