

## \$425,000 - 19 Garden Valley Drive, Stony Plain

MLS® #E4444738

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,132 sqft

Single Family on 0.00 Acres

Southridge\_STPL, Stony Plain, AB

First time on the market! Nestled in one of the area's most desirable locations, this 1,133 sq. ft. bungalow offers exceptional privacy and unbeatable value. Backing directly onto an open field with only one neighbour, you'll feel the tranquility from the moment you arrive. Inside, this well-maintained home features numerous recent upgrades including all new windows, a newer furnace, and hot water tank (2023). A separate entrance provides excellent suite potential, ideal for multigenerational living or future income opportunities. Step outside to your own private sanctuary, the south facing backyard is a true oasis, beautifully landscaped with flowering perennials. Enjoy morning coffee on the patio or unwind on the deck. Whether you're entertaining or simply relaxing, this outdoor space is unmatched in serenity and charm. This is a rare opportunity to own in a quiet, well-established neighbourhood with privacy that's hard to find.

Built in 1978

### Essential Information

MLS® #	E4444738
Price	\$425,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.00
Year Built	1978
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	19 Garden Valley Drive
Area	Stony Plain
Subdivision	Southridge_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1T5

### Amenities

Amenities	Deck, Front Porch, No Animal Home, No Smoking Home
Parking	Double Garage Detached, Front/Rear Drive Access, Parking Pad Cement/Paved, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Private Setting, Schools

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	7
Zoning	Zone 91

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Listing information last updated on July 3rd, 2025 at 11:48am MDT