

## \$534,000 - 12 Garden Valley Drive, Stony Plain

MLS® #E4449786

**\$534,000**

5 Bedroom, 2.50 Bathroom, 1,188 sqft

Single Family on 0.00 Acres

Southridge\_STPL, Stony Plain, AB

Come glance at this move-in ready bi-level home that blends modern updates with effortless living. The bright main floor features gorgeous vinyl plank flooring, a sun-filled living room with brand-new windows, and a stylish kitchen with sleek counters, spacious island, and stainless steel appliances. The primary bedroom offers a peaceful retreat with a 2pc ensuite, while two additional bedrooms share a pristine 4pc bath. The fully finished basement includes two extra bedrooms, another full bath, a cozy rec room with fireplace, and a home office. Outside, enjoy your private oasis with a sparkling pool, relaxing hot tub, and plenty of space for entertaining—all in a huge, fully fenced yard. Added peace of mind comes with a new roof, new windows, and an oversized heated double garage with RV parking. Don't miss this Southridge gem!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449786  |
| Price          | \$534,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,188     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12 Garden Valley Drive |
| Area        | Stony Plain            |
| Subdivision | Southridge_STPL        |
| City        | Stony Plain            |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Z 1H6                |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Vinyl Windows           |
| Parking   | Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized, RV Parking |
| Has Pool  | Yes                                                                                   |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Pool-Above Ground, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Stories           | 2                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Schools |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                            |

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        9  
Zoning                    Zone 91

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