

# \$710,000 - 147 Graybriar Drive, Stony Plain

MLS® #E4434753

## \$710,000

4 Bedroom, 4.00 Bathroom, 2,562 sqft  
Single Family on 0.00 Acres

The Fairways\_STPL, Stony Plain, AB

Welcome to this beautifully designed two-storey home in the community of Parkland, Stony Plain. The main floor offers a cozy living room with a fireplace, a bright dining room with access to the deck, a functional kitchen, a den, a walk-in pantry, and a convenient 3-piece bathroom. Upstairs, you'll find a spacious bonus room, a luxurious primary bedroom with a 5-piece ensuite and walk-in closet, plus three additional bedrooms—including one with its own 4-piece ensuite. A 3-piece main bathroom and a dedicated laundry room complete the upper level. This home also features a triple attached garage, offering plenty of room for vehicles and storage. As an added bonus, enjoy a \$7,500 appliance credit to help you customize your dream kitchen and laundry setup.

Built in 2025

## Essential Information

MLS® #	E4434753
Price	\$710,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,562
Acres	0.00



Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	147 Graybriar Drive
Area	Stony Plain
Subdivision	The Fairways_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2Z2

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 6th, 2025
Days on Market	33
Zoning	Zone 91

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