

\$159,900 - 45b McNabb Crescent, Stony Plain

MLS® #E4443343

\$159,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Forest Green_STPL, Stony Plain, AB

Investors or first time buyers that are sick of competing for a home; here is your opportunity! Build your dream starter home on this lot that backs onto walking trails and trees in the mature neighborhood of Forest Green! Forest Green is a prime location; close to Whispering Waters park, the BMX track, skate park, Forest Green School and the extensive walking trail system that takes you through Stony Plain. This lot is perfect for a modern 2 story with front attached garage & finished basement with a legal suite! Have a built in mortgage helper, or easily cashflow and rent the main home ad suite out! Lot is Approx 40'x110' and is Zoned R-1: large lot detached dwelling which allows you to build a legal suite in the home. Total lot area is 400 m2.

Essential Information

MLS® #	E4443343
Price	\$159,900
Bathrooms	0.00
Acres	0.00
Type	Single Family
Sub-Type	Vacant Lot/Land
Status	Active

Community Information

Address	45b McNabb Crescent
---------	---------------------



Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1G8

Exterior

Exterior Features Backs Onto Park/Trees, Flat Site, No Back Lane, Playground Nearby, Schools

School Information

Elementary Forest Green

Additional Information

Date Listed June 17th, 2025

Days on Market 48

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 4th, 2025 at 8:17am MDT