

## \$299,700 - 109 Sandstone Estates, Stony Plain

MLS® #E4450031

**\$299,700**

3 Bedroom, 2.50 Bathroom, 1,249 sqft

Condo / Townhouse on 0.00 Acres

Sandstone\_STPL, Stony Plain, AB

Welcome to 109 Sandstone Estates – a beautifully maintained townhouse offering comfort, value, and a great location. Situated across from a lake and just steps from shopping, schools, parks, and the hospital, this home provides the perfect mix of small-town charm and city convenience, with quick access to Hwy 16. The open-concept main floor features 9 ft ceilings, hardwood floors, and a spacious kitchen with a large island overlooking the dining and living area. A gas fireplace adds warmth on cooler nights, while patio doors off the dining room lead to a back patio and small green space – ideal for summer days. Upstairs you'll find three bedrooms, including a BRIGHT primary suite with walk-in closet and 4 pc ensuite. A third bathroom serves the other two bedrooms. The finished basement offers a large window, perfect for a THEATER ROOM, plus laundry and storage. An ATTACHED GARAGE and vibrant, family-friendly community with year-round events complete the package!

Built in 2008

### Essential Information

MLS® # E4450031

Price \$299,700

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,249             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 109 Sandstone Estates |
| Area        | Stony Plain           |
| Subdivision | Sandstone_STPL        |
| City        | Stony Plain           |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7Z 0E2               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Patio                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| Is Waterfront  | Yes                    |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Mantel                                                           |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Finished                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Fenced, Golf Nearby, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Stone, Vinyl       |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 91         |
| Condo Fee      | \$346           |

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Listing information last updated on August 25th, 2025 at 1:17pm MDT