

## \$309,900 - 311 St. Andrews Street, Stony Plain

MLS® #E4432426

**\$309,900**

4 Bedroom, 1.50 Bathroom, 1,076 sqft

Single Family on 0.00 Acres

St. Andrews, Stony Plain, AB

4-level-split within walking distance to nature trails, schools, parks, shopping and all the amenities of Stony Plain. This home features 2,048 square feet of total indoor living space, vaulted ceiling and tonnes of potential for the perfect buyer. On the main level: a bright, spacious living room with large south-facing bay window, dining room with second bay window and u-shaped kitchen with tile flooring. On the upper level: 3 bedrooms & 4-piece bathroom. Lower level: a 4th bedroom, huge 2-piece bathroom with an un-installed jacuzzi tub, and cozy family room. Basement: laundry room, large flex room and storage room. Parking includes paved back-alley access to parking pad. Centrally located in the family friendly community of St. Andrews with easy access to Highways 16A & 779.

Built in 1988

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432426  |
| Price          | \$309,900 |
| Bedrooms       | 4         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,076     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1988                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 4 Level Split          |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 311 St. Andrews Street |
| Area        | Stony Plain            |
| Subdivision | St. Andrews            |
| City        | Stony Plain            |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Z 1K7                |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Vaulted Ceiling, See Remarks |
| Parking   | No Garage, Rear Drive Access |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Fan-Ceiling, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 60               |
| Zoning         | Zone 91          |

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