

# \$94,800 - 304 4608 52 Avenue, Stony Plain

MLS® #E4449952

**\$94,800**

1 Bedroom, 1.00 Bathroom, 735 sqft  
Condo / Townhouse on 0.00 Acres

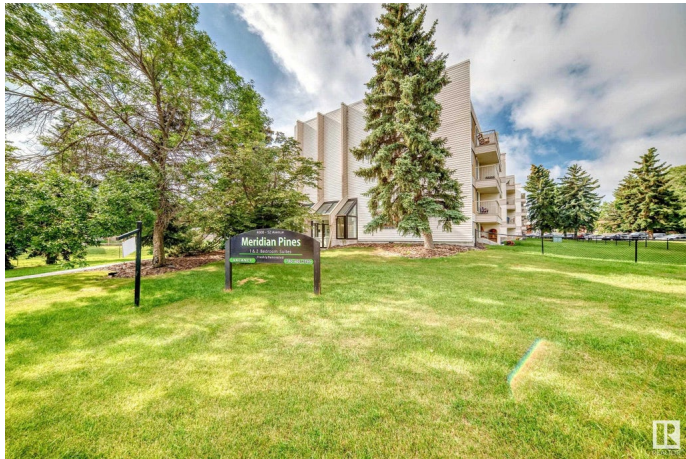
Forest Green\_STPL, Stony Plain, AB

Welcome home to Meridian Pines! This updated 1-bedroom condo is a fantastic opportunity for all buyers or investors. Featuring vinyl plank flooring and a bright, functional layout, the space feels warm and inviting. The kitchen with white cabinetry and includes a dishwasher flows into the spacious dining and living area—perfect for relaxing or entertaining. Step out onto your east-facing balcony and enjoy peaceful views of the greenspace and walking path. The king-sized bedroom, well maintained 4-piece bath, and tons of in-suite storage add to the comfort. Laundry is just down the hall, and an assigned powered parking stall is included. This well-managed building offers great curb appeal in a quiet residential area, with easy access to shopping, dining, and more. A rental pool program is available, and the unit is currently tenant-occupied at \$1,050/month—ideal for hands-off investors. Don’t miss this affordable and move-in-ready opportunity!

Built in 1978

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4449952 |
| Price     | \$94,800 |
| Bedrooms  | 1        |
| Bathrooms | 1.00     |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 735                    |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 304 4608 52 Avenue |
| Area        | Stony Plain        |
| Subdivision | Forest Green_STPL  |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 1N7            |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | On Street Parking, Parking-Plug-Ins, Parking-Visitor, Rental Pool Option |
| Parking Spaces | 1                                                                        |
| Parking        | Stall                                                                    |

### Interior

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                      |
| # of Stories | 4                                                           |
| Stories      | 4                                                           |
| Has Basement | Yes                                                         |
| Basement     | None, No Basement                                           |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                       |
| Construction      | Wood, Stucco, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 91         |
| Condo Fee      | \$353           |

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Listing information last updated on August 12th, 2025 at 11:18am MDT