

## **\$349,900 - 180 Brookview Way, Stony Plain**

MLS® #E4428839

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,221 sqft

Single Family on 0.00 Acres

Brookview, Stony Plain, AB

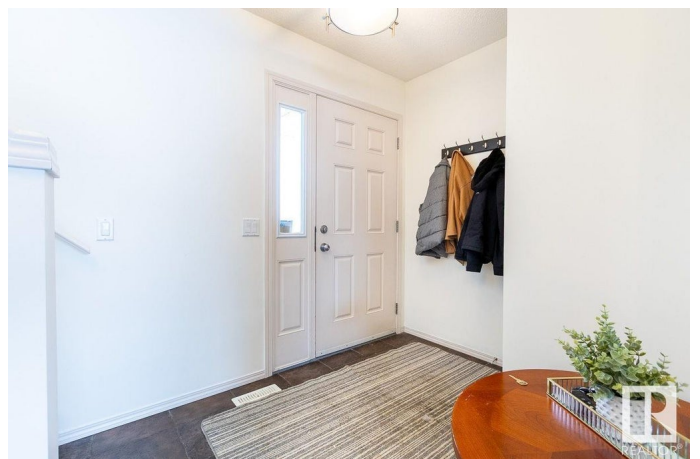
Nestled in the welcoming, family-friendly neighborhood of Brookview, this charming half-duplex offers a functional blend of comfort & lifestyle. Large, south facing windows fill the open-concept main floor w/ light, showcasing rich espresso cabinets, hardwood & SS appliances. The kitchen features a spacious corner pantry & central island w/ seating for two, thoughtfully situated between generous living & dining areas to maximize entertaining space. A 2pc powder room adjacent to the double attached garage completes this level. Sliding doors lead to an expansive, sunny back yard perfect for kids, pets, plants & summer BBQs! Upstairs finds 3 well-appointed bedrooms, a 4pc bath & brand-new washer/dryer to make laundry day a breeze. The partially developed basement is awaiting your personal touch w/ a rec room, 3pc bath, & plenty of storage. A more convenient location is hard to find - groceries, golf, parks & shopping all within walking distance & a 20 minute commute to Edmonton â€” start living in Stony Plain!

Built in 2010

### **Essential Information**

MLS® # E4428839

Price \$349,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,221         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 180 Brookview Way |
| Area        | Stony Plain       |
| Subdivision | Brookview         |
| City        | Stony Plain       |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7Z 2X7           |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Deck, Front Porch, Hot Water Electric, Smart/Program. Thermostat, Vinyl Windows, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, Sloping Lot |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Vinyl                  |
| Foundation   | Concrete Perimeter           |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Westview/St. John Paul II |
| Middle     | Westview/St. John Paul II |
| High       | Memorial Comp/St. Peter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 14              |
| 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 April 17th, 2025 at 9:02am MDT