

## \$249,000 - 59 3400 48 Street, Stony Plain

MLS® #E4432143

**\$249,000**

2 Bedroom, 2.50 Bathroom, 1,267 sqft

Land Lease Community on 0.00 Acres

Meridian Meadows, Stony Plain, AB

In the Growing Community of Stony Plain \*  
Desired Location ++ \*2 Primary Bedrooms  
w/ensuites \*Corner Lot \*Pride of Ownership  
\*Refreshed & Revitalized w/Renoâ€™s  
including \*New Shingles & Roof Vents 2024  
\*New Furnace & Central A/C 2024 \*Refinished  
Kitchen Cabinets 2024 \*New Kitchen Taps  
2024 \*Pantry Shelving Replaced 2024 \*New  
Laminate & Closet in 2nd Bedroom 2024  
\*New Interior Paint \*Paid to have Gas Meter  
Moved off Deck to a better location  
\*Resurfaced Driveway 2024 \*Exterior Lighting  
2024 \*Raised Garden 2024 \*Single Detached  
Garage w/ 2 Car Driveway \*2 Sheds w/1 used  
as a Workshop \*Front Screened-in Veranda  
\*14'x10.5' Heated Addition \* One-of- a-Kind \*  
Meridian Meadows is the Premier  
Manufactured Home Community in the Capital  
Region! Lowest lot lease rate! \*Family-Owned  
& Operated \* In Stony Plain!

Built in 1999

### Essential Information

MLS® #	E4432143
Price	\$249,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,267
Acres	0.00
Year Built	1999
Type	Land Lease Community
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	59 3400 48 Street
Area	Stony Plain
Subdivision	Meridian Meadows
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1S1

### Amenities

Parking	Parking Pad Cement/Paved
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### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas

### Exterior

Exterior	Prefab
Construction	Prefab
Foundation	Piling

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	5
Zoning	Zone 91

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