

Courtesy Of Mike Racich and Matthew D Barry Of Exp Realty

## \$629,000 - 9 Augusta Fairway Crescent, Stony Plain

MLS® #E4434006

**\$629,000**

4 Bedroom, 3.50 Bathroom, 2,206 sqft

Single Family on 0.00 Acres

The Fairways\_STPL, Stony Plain, AB

Welcome to this beautiful home in Stony Plain! This spacious 2-storey offers over 2,200 sqft of well-designed living space, backing directly onto lush GREEN SPACE & the golf courseâ€”perfect for nature lovers & golf enthusiasts alike! Just off the entrance is the living room w/ 2 storey ceiling height, a gas f/p & tons of windows overlooking the yard. The kitchen has an eating bar island, tile backsplash & a bright breakfast nook w/ access to the back deck. The dining room is just off the kitchen & has a barn door to the den. A 2pce bath & laundry complete the main floor. The 2nd floor has a HUGE primary bedroom w/ a 4pce ensuite, 2 bedrooms & a 4pce bath. The basement is FULLY FINISHED w/ a spacious rec room, a 4th bedroom, a 2nd den & a 3pce bath. A TRIPLE ATTACHED GARAGE, brand new furnace (2024) & a newer roof (2021) complete this amazing move in ready home. Located in a quiet desirable neighborhood, youâ€™™ll enjoy privacy, scenic views & quick access to walking trails, schools & all local amenities!

Built in 1993

### Essential Information

MLS® # E4434006

Price \$629,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,206                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 9 Augusta Fairway Crescent |
| Area        | Stony Plain                |
| Subdivision | The Fairways_STPL          |
| City        | Stony Plain                |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T7Z 1M3                    |

### Amenities

|           |   |
|-----------|---|
| Amenities | Natural Gas BBQ Hookup                          |
| Parking   | 220 Volt Wiring, Heated, Triple Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 13            |
| Zoning         | Zone 91       |

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Listing information last updated on May 14th, 2025 at 10:32pm MDT