

## \$450,000 - 12 Garden Valley Drive, Stony Plain

MLS® #E4455997

**\$450,000**

5 Bedroom, 2.50 Bathroom, 1,188 sqft

Single Family on 0.00 Acres

Southridge\_STPL, Stony Plain, AB

**RARE FIND:** It's not every day you find a 5-bedroom home on a massive lot for under \$500k! The major exterior expenses have all been handled within the last two years, including a New Roof, Siding, Soffits, Fascia, Gutters, and Windows—plus a brand-new fence installed this year. These are massive costs you won't have to worry about for decades to come! Inside, you'll find loads of upgrades like new flooring, fresh paint, baseboards, and a renovated main bathroom. With 3 beds up and 2 down, the layout is perfect for a family and offers more space than most modern new builds. The property also features a heated garage with a built-in woodshed, a garden shed, and a breezeway—ideal for storage or winter projects. Not to mention the triple driveway and dedicated RV parking. **INVESTOR ALERT:** This 1,200 sq ft bi-level has incredible potential as a rental property, featuring separate entrances and a basement that could be easily converted into a separate unit.

Built in 1978

### Essential Information

MLS® # E4455997

Price \$450,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,188                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 12 Garden Valley Drive |
| Area        | Stony Plain            |
| Subdivision | Southridge_STPL        |
| City        | Stony Plain            |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T7Z 1H6                |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Vinyl Windows |
| Parking   | Double Garage Attached                                     |
| Has Pool  | Yes                                                        |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Pool-Above Ground, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Stories           | 2                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Schools |
| Roof              | Asphalt Shingles                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 42                  |
| Zoning         | Zone 91             |

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Listing information last updated on October 16th, 2025 at 3:17pm MDT