

## \$150,000 - 121 4309 33 Street, Stony Plain

MLS® #E4433320

**\$150,000**

2 Bedroom, 1.00 Bathroom, 732 sqft

Condo / Townhouse on 0.00 Acres

South Business Park, Stony Plain, AB

Welcome to Station 33! This bright and modern 2-bedroom condo is a fantastic opportunity for investors with this cash-flowing unit or anyone seeking low-maintenance, high-appeal living. With an open-concept layout, stylish kitchen, and in-suite laundry, it's designed for today's lifestyle. Enjoy a cozy living area that opens to a private patio—perfect for relaxing or entertaining. Underground parking adds year-round convenience. Located in a desirable area with great rental potential, this unit is ideal for professionals, first-time home buyers, or as a turnkey investment. Modern, convenient, and ready to go!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4433320          |
| Price          | \$150,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 732               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 121 4309 33 Street  |
| Area        | Stony Plain         |
| Subdivision | South Business Park |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7Z 0C4             |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Secured Parking, Security Door, See Remarks |
| Parking Spaces | 1                                           |
| Parking        | Underground                                 |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                  |
| # of Stories | 4                                                                       |
| Stories      | 1                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | None, No Basement                                                       |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Vinyl                                                  |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 2                |
| Zoning         | Zone 91          |
| Condo Fee      | \$450            |

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Listing information last updated on May 1st, 2025 at 7:32pm MDT