# \$159,900 - 45b Mcnabb Crescent, Stony Plain

MLS® #E4443343

## \$159,900

0 Bedroom, 0.00 Bathroom, Single Family on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

Investors or first time buyers that are sick of competing for a home; here is your opportunity! Build your dream starter home on this lot that backs onto walking trails and trees in the mature neighborhood of Forest Green! Forest Green is a prime location; close to Whispering Waters park, the BMX track, skate park, Forest Green School and the extensive walking trail system that takes you through Stony Plain. This lot is perfect for a modern 2 story with front attached garage & finished basement with a legal suite! Have a built in mortgage helper, or easily cashflow and rent the main home ad suite out! Lot is Approx 40'x110' and is Zoned R-1: large lot detached dwelling which allows you to build a legal suite in the home. Total lot area is 400 m2.

#### **Essential Information**

MLS® # E4443343

Price \$159,900

Bathrooms 0.00 Acres 0.00

Type Single Family

Sub-Type Vacant Lot/Land

Status Active

## **Community Information**

Address 45b Mcnabb Crescent







Area Stony Plain

Subdivision Forest Green\_STPL

City Stony Plain
County ALBERTA

Province AB

Postal Code T7Z 1G8

## **Exterior**

Exterior Features Backs Onto Park/Trees, Flat Site, No Back Lane, Playground Nearby,

Schools

## **School Information**

Elementary Forest Green

## **Additional Information**

Date Listed June 17th, 2025

Days on Market 137

Zoning Zone 91

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Listing information last updated on November 1st, 2025 at 7:32am MDT