

## \$459,900 - 18 Grayridge Bay, Stony Plain

MLS® #E4454460

**\$459,900**

3 Bedroom, 3.50 Bathroom, 1,570 sqft

Single Family on 0.00 Acres

Graybriar, Stony Plain, AB

Welcome to your dream home in Grayridge Bay—where charm, space, and serenity meet! This beautifully maintained two-storey gem offers over 1500 sq ft of living space, backing onto a peaceful greenbelt with no direct rear neighbours and a playground just steps away. The main floor greets you with a soaring open-to-below foyer, a bright open-concept living room and kitchen, plus a convenient two-piece bath. West-facing windows let natural light pour in, creating a warm and inviting atmosphere. Upstairs, you'll find three airy bedrooms including a spacious primary suite with ensuite and generous closet. The finished basement adds flexible space and ample storage. Outside, enjoy a fully fenced yard perfect for morning coffees or sunset views from the deck. Located on the east side of Stony Plain with quick commuter access and surrounded by greenspace and parking, this home delivers unbeatable value and lifestyle. Don't miss your chance to fall in love with this exceptional property!

Built in 2003

### Essential Information

MLS® # E4454460

Price \$459,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,570                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 18 Grayridge Bay |
| Area        | Stony Plain      |
| Subdivision | Graybriar        |
| City        | Stony Plain      |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7Z 2P9          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Air Conditioner, Deck                     |
| Parking Spaces | 4                                         |
| Parking        | Double Garage Attached, Heated, Insulated |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                                                                                            |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, |

|              |                    |
|--------------|--------------------|
|              | No Through Road    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 91           |

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Listing information last updated on September 16th, 2025 at 7:32am MDT