

## \$710,000 - 147 Graybriar Drive, Stony Plain

MLS® #E4450319

**\$710,000**

5 Bedroom, 4.00 Bathroom, 2,649 sqft

Single Family on 0.00 Acres

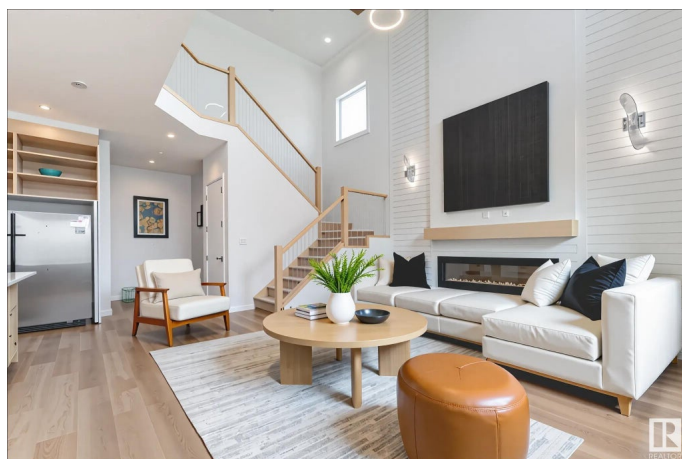
The Fairways\_STPL, Stony Plain, AB

Welcome to this beautifully designed two-storey home in the community of Parkland, Stony Plain. The main floor offers a cozy living room with a fireplace, a bright dining room with access to the deck, a functional kitchen, a den, a walk-in pantry, and a convenient 3-piece bathroom. Upstairs, you'll find a spacious bonus room, a luxurious primary bedroom with a 5-piece ensuite and walk-in closet, plus three additional bedrooms—including one with its own 4-piece ensuite. A 3-piece main bathroom and a dedicated laundry room complete the upper level. This home also features a triple attached garage, offering plenty of room for vehicles and storage. As an added bonus, enjoy a \$7,500 appliance credit to help you customize your dream kitchen and laundry setup.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450319  |
| Price          | \$710,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,649     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 147 Graybriar Drive |
| Area        | Stony Plain         |
| Subdivision | The Fairways_STPL   |
| City        | Stony Plain         |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T7Z 2Z2             |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Triple Garage Attached                           |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Golf Nearby, Schools |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 91         |

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Listing information last updated on August 12th, 2025 at 10:02pm MDT