

## \$349,900 - 180 Brookview Way, Stony Plain

MLS® #E4428839

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,221 sqft  
Single Family on 0.00 Acres

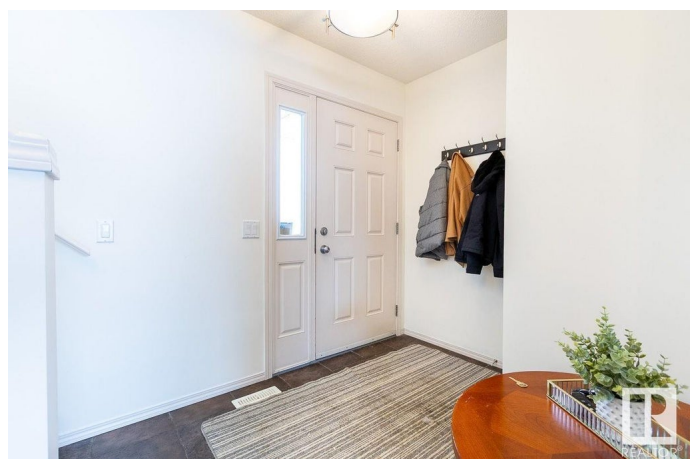
Brookview, Stony Plain, AB

Nestled in the welcoming, family-friendly neighborhood of Brookview, this charming half-duplex offers a functional blend of comfort & lifestyle. Large, south facing windows fill the open-concept main floor w/ light, showcasing rich espresso cabinets, hardwood & SS appliances. The kitchen features a spacious corner pantry & central island w/ seating for two, thoughtfully situated between generous living & dining areas to maximize entertaining space. A 2pc powder room adjacent to the double attached garage completes this level. Sliding doors lead to an expansive, sunny back yard perfect for kids, pets, plants & summer BBQs! Upstairs finds 3 well-appointed bedrooms, a 4pc bath & brand-new washer/dryer to make laundry day a breeze. The partially developed basement is awaiting your personal touch w/ a rec room, 3pc bath, & plenty of storage. A more convenient location is hard to find - groceries, golf, parks & shopping all within walking distance & a 20 minute commute to Edmonton – start living in Stony Plain!

Built in 2010

### Essential Information

MLS® #	E4428839
Price	\$349,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,221
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	180 Brookview Way
Area	Stony Plain
Subdivision	Brookview
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2X7

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Front Porch, Hot Water Electric, Smart/Program. Thermostat, Vinyl Windows, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby,

Shopping Nearby, Sloping Lot

Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Westview/St. John Paul II  
Middle Westview/St. John Paul II  
High Memorial Comp/St. Peter

### **Additional Information**

Date Listed April 3rd, 2025  
Days on Market 1  
Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 6:17pm MDT