

## \$525,000 - 5607 45 Street, Stony Plain

MLS® #E4445489

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,786 sqft

Single Family on 0.00 Acres

Woodlands\_STPL, Stony Plain, AB

This is it! Fully-finished in a quiet location in The Woodlands with NO REAR NEIGHBOURS!! Features here include central A/C, a versatile front room (ideal as a formal dining space, office, playroom, or additional family room), spacious kitchen with ample cupboard & countertop space, separate dinette, & picture window overlooking the yard, sunken living room with cozy gas fireplace, main-floor laundry, 4 total bedrooms including a king-sized owner's suite with walk-in closet & 3pc ensuite, a fully-finished basement, hot-water ON DEMAND, a double-attached garage, and an oversized driveway – perfect for storing your boat, RV, or extra vehicles. And the yard – oh the yard! A 2-tiered deck, mature trees, fenced-in dog run, and a lush backdrop make this an outdoor oasis you'll never want to leave. Steps to the trail system & walking distance to playgrounds & schools, opportunities like these are a rare find – get ready to fall in love!

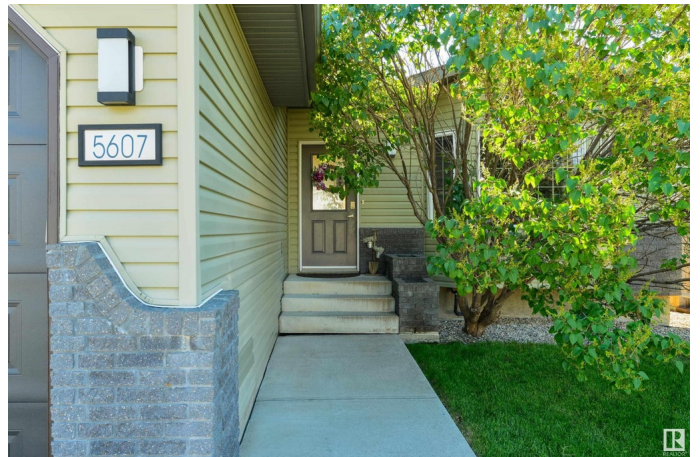
Built in 1998

### Essential Information

MLS® # E4445489

Price \$525,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,786
Acres	0.00
Year Built	1998
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	5607 45 Street
Area	Stony Plain
Subdivision	Woodlands_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1C8

### **Amenities**

Amenities	Air Conditioner, Deck, Dog Run-Fenced In, Hot Water Tankless, No Animal Home, No Smoking Home, Parking-Extra, R.V. Storage, See Remarks
Parking	Double Garage Attached, RV Parking, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	2
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 July 5th, 2025 at 5:17pm MDT