

## \$249,000 - 59 3400 48 Street, Stony Plain

MLS® #E4432143

**\$249,000**

2 Bedroom, 2.50 Bathroom, 1,253 sqft

Land Lease Community on 0.00 Acres

Meridian Meadows, Stony Plain, AB

In the Growing Community of Stony Plain \*  
Desired Location ++ \*2 Primary Bedrooms  
w/ensuites \*Corner Lot \*Pride of Ownership  
\*Refreshed & Revitalized w/Renoâ€™s  
including \*New Shingles & Roof Vents 2024  
\*New Furnace & Central A/C 2024 \*Refinished  
Kitchen Cabinets 2024 \*New Kitchen Taps  
2024 \*Pantry Shelving Replaced 2024 \*New  
Laminate & Closet in 2nd Bedroom 2024  
\*New Interior Paint \*Paid to have Gas Meter  
Moved off Deck to a better location  
\*Resurfaced Driveway 2024 \*Exterior Lighting  
2024 \*Raised Garden 2024 \*Single Detached  
Garage w/ 2 Car Driveway \*2 Sheds w/1 used  
as a Workshop \*Front Screened-in Veranda  
\*14'x10.5' Heated Addition \* One-of- a-Kind \*  
Meridian Meadows is the Premier  
Manufactured Home Community in the Capital  
Region! Lowest lot lease rate! \*Family-Owned  
& Operated \* In Stony Plain!

Built in 1999

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4432143  |
| Price      | \$249,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,253                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 59 3400 48 Street |
| Area        | Stony Plain       |
| Subdivision | Meridian Meadows  |
| City        | Stony Plain       |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7Z 1S1           |

### Amenities

|         |                          |
|---------|--------------------------|
| Parking | Parking Pad Cement/Paved |
|---------|--------------------------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |

### Exterior

|              |        |
|--------------|--------|
| Exterior     | Prefab |
| Construction | Prefab |
| Foundation   | Piling |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 91          |

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