

## **\$454,900 - 33 Folkstone Place, Stony Plain**

MLS® #E4443581

**\$454,900**

1 Bedroom, 2.00 Bathroom, 1,262 sqft

Single Family on 0.00 Acres

Folkstone Place, Stony Plain, AB

NO CONDO FEES...this meticulously well maintained bungalow-style half duplex with oversized, heated double attached garage is perfect for downsizing. Nestled in the quiet, desirable community of Folkstone, this home offers comfort, convenience, and privacy. Recent upgrades include NEW SHINGLES and CENTRAL A/C. The inviting open-concept main floor features gleaming hardwood and ceramic tile floorings, gas fireplace, spacious den (second bedroom or home office), and huge kitchen with an abundance of cabinets, counters, stainless steel appliances, corner pantry, and solar tube creating a bright, airy dining area. The primary bedroom includes a walk-in closet and 3-piece ensuite with walk-in shower. A second full 4-piece bath and MAIN FLOOR LAUNDRY complete the main floor. Fully fenced and backing treed area, the backyard boasts a garden plot, storage shed and gas BBQ hook-up. The basement is roughed in for a 3rd full bath. Close to shopping, dining, medical clinics, and more - the best in adult living (18+)

Built in 2007

### **Essential Information**

MLS® # E4443581

Price \$454,900



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,262
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	33 Folkstone Place
Area	Stony Plain
Subdivision	Folkstone Place
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2Z9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached, Heated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	4
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 June 24th, 2025 at 5:47pm MDT