

## **\$369,000 - 45 Sunrise Village, Stony Plain**

MLS® #E4418185

**\$369,000**

2 Bedroom, 3.00 Bathroom, 1,141 sqft

Condo / Townhouse on 0.00 Acres

Sunrise Village, Stony Plain, AB

AMAZING LOCATION! FULLY FINISHED BASEMENT! OVERSIZED DOUBLE GARAGE! WELCOME TO 45 SUNRISE VILLAGE! THIS AMAZING 1990 BUILT ADULT BUNGALOW HAS JUST OVER 2100 SQUARE FEET OF LIVING SPACE, 2 BEDROOMS, AND 3 BATHROOMS. THE OPEN KITCHEN IS OPEN HAS CUSTOM OAK CABINETRY, AN "L-SHAPED" ISLAND, LINOLEUM FLOORS, AND A REVERSE OSMOSIS WATER SYSTEM. SPACIOUS DINING AREA HAS SLIDING DOOR EXTERIOR DECK ACCESS. LIVING ROOM HAS UPGRADED VINYL PLANK FLOORS AND BORDERS STAIRWELL TO BASEMENT. PRIMARY BEDROOM IS "KING-SIZED" WITH A LARGE WALK-IN CLOSET. ENSUITE IS 3 PIECE WITH A SHOWER. MAIN FLOOR ALSO HAS AN ADDITIONAL BATHROOM (FULL), MAIN FLOOR LAUNDRY, SECOND BEDROOM, AND AN INVITING ENTRANCE. BASEMENT IS FINISHED WITH A MASSIVE ENTERTAINMENT ROOM, SUSPENDED CEILING, DRY-BAR, MECHANICAL ROOM, BATH, AND DEN. HOME WAS PAINTED IN 2021 AND HAS CENTRAL AIR CONDITIONING AND UV FURNACE AIR FILTRATION. GARAGE IS 19X20 AND IS HEATED. COMPLEX IS +55 AND SELF MANAGED. WALKING DISTANCE TO SHOPPING AND ALL SERVICES.



Built in 1990

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4418185          |
| Price          | \$369,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,141             |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 45 Sunrise Village |
| Area        | Stony Plain        |
| Subdivision | Sunrise Village    |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 1L2            |

## Amenities

|           |                                                                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Parking-Extra, Television Connection, Vinyl Windows |
| Parking   | Double Garage Attached, Heated, Insulated                                                                                                                                     |

## Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, TV Wall Mount, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                                                                         |

**Exterior**

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Private Setting, Schools, Shopping Nearby, View City |
| Roof              | Asphalt Shingles                                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 106                |
| Zoning         | Zone 91            |
| Condo Fee      | \$350              |

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Listing information last updated on May 1st, 2025 at 9:31pm MDT