

## \$240,000 - 178 3400 48 Street, Stony Plain

MLS® #E4441845

**\$240,000**

3 Bedroom, 2.00 Bathroom, 1,213 sqft

Land Lease Community on 0.00 Acres

Meridian Meadows, Stony Plain, AB

There's no community quite like Meridian Meadows—renowned for its wide streets, tranquil greenspaces, and scenic water features. Tucked into a quiet cul-de-sac, this well-maintained home offers comfort, space, and exceptional value with some of the lowest lot rent around. Featuring 3 bedrooms, 2 bathrooms, central A/C, a walk-in closet, and a luxurious jacuzzi tub in the ensuite. Enjoy the massive 9' x 56' screened-in deck—ideal for quiet mornings or evening visits. The oversized (23x15) single garage includes a workbench and separate electrical panel. Mature trees, concrete walkways, a charming gazebo, and a garden shed enhance the beautifully landscaped yard. A rare find for those seeking low-maintenance living in a peaceful, park-like setting!

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441845  |
| Price          | \$240,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,213     |
| Acres          | 0.00      |
| Year Built     | 2001      |



|          |                        |
|----------|------------------------|
| Type     | Land Lease Community   |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 178 3400 48 Street |
| Area        | Stony Plain        |
| Subdivision | Meridian Meadows   |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 1W2            |

### Amenities

|         |                        |
|---------|------------------------|
| Parking | Single Garage Detached |
|---------|------------------------|

### Interior

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

### Exterior

|              |             |
|--------------|-------------|
| Exterior     | See Remarks |
| Construction | See Remarks |
| Foundation   | Piling      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 91         |

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