

## \$299,900 - 303 7803 Golf Course Road, Stony Plain

MLS® #E4447167

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,154 sqft

Condo / Townhouse on 0.00 Acres

High Park\_STPL, Stony Plain, AB

Welcome to 303 Cedar Brae, this 2 bedroom/2 bathroom corner unit condo is on the third floor with a NE facing balcony overlooking the field. The floor plan of this condo has open concept living with a spacious kitchen with new flooring, a large living room surrounded by windows with a corner gas fireplace and access to the balcony. There are 2 primary bedrooms with separate ensuites and walk-in closets, one of the bedrooms has access to the balcony. Out on the covered balcony is natural gas hookups for a BBQ or fire table. There is heated underground parking, large enough for a big SUV or truck, and a car wash for your convenience. Other amenities include; social areas for puzzles and games, libraries, a gym and a clubhouse that is available to rent for family functions. There is a social committee that organizes different outings as well as activities in the building. This is a pet friendly, 35+ age building with AC!

Built in 2004

### Essential Information

MLS® #	E4447167
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,154
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	303 7803 Golf Course Road
Area	Stony Plain
Subdivision	High Park_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7X 2Y6

### Amenities

Amenities	Air Conditioner, Car Wash, Club House, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Television Connection, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Fan Coil, Water
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Golf Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	Zone 91
Condo Fee	\$579

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