

\$295,000 - 2402 Graybriar Gr, Stony Plain

MLS® #E4450956

\$295,000

3 Bedroom, 2.00 Bathroom, 1,306 sqft

Condo / Townhouse on 0.00 Acres

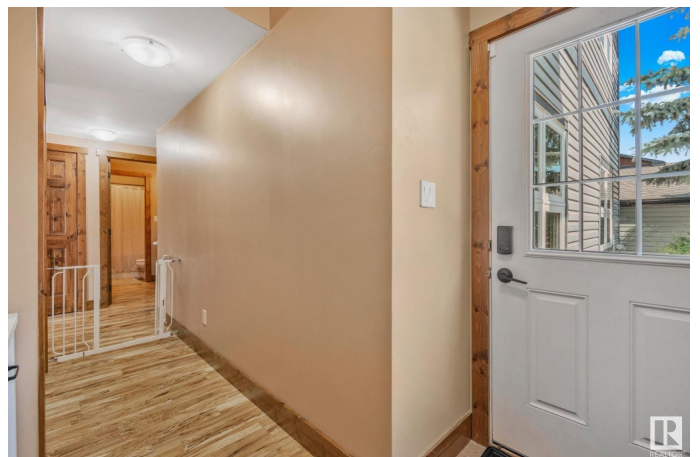
Graybriar, Stony Plain, AB

Welcome to this beautifully styled 3-bedroom, 2-bathroom townhome in the sought-after Graybriar Greens complex! Inspired by the charm of Aspen and Whistler, this lower-level home offers a cozy, rustic feel with quality finishes throughout—including warm wood tones, black quartz for the breakfast bar and bathroom vanity, upgraded lighting, freshly touched-up paint, and Hunter Douglas blinds. This unit blends mountain charm with modern updates. The layout is functional and family-friendly, with two full bathrooms, generous sized bedrooms, plenty of storage and two covered parking stalls for convenience. Located just steps from the golf course, playgrounds, walking trails, local restaurants, and even a nostalgic video rental store. Quick highway access makes commuting a breeze, whether you're heading into town or out for a weekend adventure. A rare blend of character, comfort, and location—don't miss your chance to own in this desirable community.

Built in 2015

Essential Information

MLS® #	E4450956
Price	\$295,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	Bungalow
Status	Active

Community Information

Address	2402 Graybriar Gr
Area	Stony Plain
Subdivision	Graybriar
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 0G1

Amenities

Amenities	See Remarks
Parking	Double Carport

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
Heating	Forced Air-1, See Remarks
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Private Setting, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
Days on Market	2
Zoning	Zone 91
Condo Fee	\$448

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 August 3rd, 2025 at 5:02am MDT