

## \$419,900 - 72 La Costa Fairway Close, Stony Plain

MLS® #E4429214

**\$419,900**

4 Bedroom, 2.50 Bathroom, 1,502 sqft

Single Family on 0.00 Acres

The Fairways\_STPL, Stony Plain, AB

Ideal for a first-time buyer or investor, this handyman special is full of potential! Located on a quiet cul-de-sac in The Fairways, of Stony Plain this 1,502 sq. ft. two-story home offers a sunken family room with a gas fireplace, a bright U-shaped kitchen, and a eating area with garden doors leading to the south-facing backyard and deck. The main floor also features laundry for added convenience. Upstairs, youâ€™™ll find 3 spacious bedrooms, including a primary with a walk-in closet and Jack & Jill bathroom access. The partially finished basement awaits your final touches, offering a 4th bedroom, a 3 piece bath, a rec room, and ample storage. Situated on a pie-shaped lot with a double attached garage and a shed, this home is minutes from the golf course, parks, trails, and amenities. While it needs work and TLC, this property has great investment potential in a fantastic family-friendly community!

Built in 1997

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429214  |
| Price      | \$419,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,502                  |
| Acres          | 0.00                   |
| Year Built     | 1997                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 72 La Costa Fairway Close |
| Area        | Stony Plain               |
| Subdivision | The Fairways_STPL         |
| City        | Stony Plain               |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7Z 2A5                   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Fire Pit, Hot Tub, Sauna; Swirlpool; Steam, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 4th, 2025

Days on Market                13

Zoning                            Zone 91

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