

## \$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.

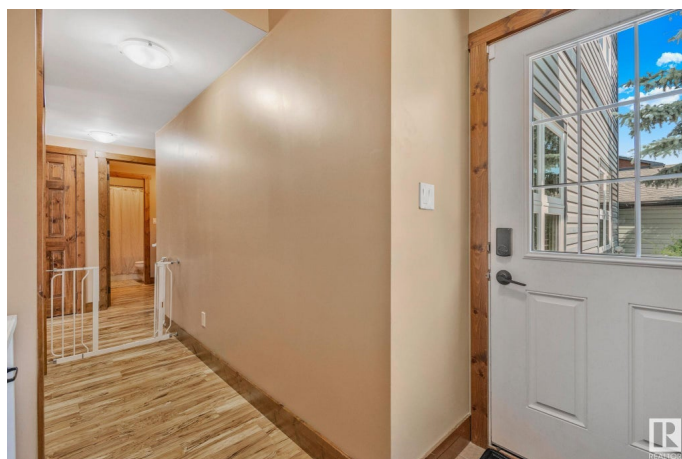
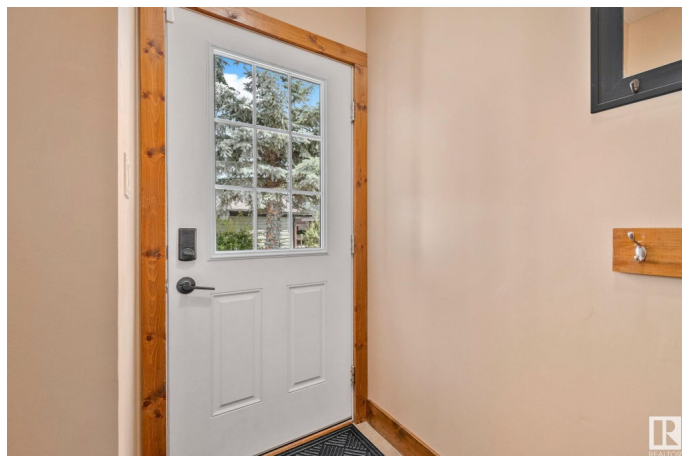
Built in 2015

### 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 | 10               |
| Zoning         | Zone 91          |
| Condo Fee      | \$448            |

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Listing information last updated on August 11th, 2025 at 7:02am MDT