

## \$479,900 - 13 Aberdeen Crescent, Stony Plain

MLS® #E4440208

**\$479,900**

4 Bedroom, 3.50 Bathroom, 1,556 sqft

Single Family on 0.00 Acres

St. Andrews, Stony Plain, AB

Perfect Family Home in St. Andrews! This spacious 2-storey offers 3+1 bedrooms, 3.5 bathrooms. Features include Large kitchen open to the cozy family room. The kitchen offers ample cabinetry, a large island, and patio doors leading to the deck—perfect for entertaining. Primary suite with walk in closet. Bathrooms have been updated for modern comfort. Main floor bath with a jacuzzi tub. Notable upgrades include: 30-year shingles (2009) Garage pad (2018) Garage door. Basement redone after a hot water tank leak (2022) New furnace (2023) New front porch and stairs (2023) Upgraded flooring throughout. The heated double garage is ideal for year-round use. Step into the beautifully landscaped backyard—complete with a pond, deck, patio, and lush perennials—for your own private oasis. 2 sheds stay. Close to schools, parks, and walking trails. Park right across the street. All this home needs is you!

Built in 1993

### Essential Information

MLS® #	E4440208
Price	\$479,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,556
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	13 Aberdeen Crescent
Area	Stony Plain
Subdivision	St. Andrews
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1K4

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Water Softener
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            June 2nd, 2025  
Days on Market      37  
Zoning                 Zone 91

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