

## **\$450,000 - 13 Brickyard Drive, Stony Plain**

MLS® #E4454203

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,812 sqft

Single Family on 0.00 Acres

Brickyard, Stony Plain, AB

Fantastic Family 1800 ft<sup>2</sup> home that backs onto a POND with greenspace! Walking distance to K-9 SCHOOL and new REC CENTRE under construction for 2026 opening makes this one of the best locations. The owners have added: CEDAR DECK with maintenance free white railing, 18'x19' DOUBLE GARAGE(2022), fully FENCED and LANDSCAPING and interior UPGRADES such as: Central Air Conditioning (2022) SS FRIDGE(2025), B/I DISHWASHER (2024), WASHER & DRYER (2024), MODERN DINING ROOM LIGHT FIXTURE (2023) FRESHLY PAINTED (2025) and CARPET (2025)! Character and charm best describes this home with Main floor OFFICE/ FLEX ROOM, OAK HARDWOOD FLOORING, GRANITE COUNTERTOPS , GAS FIREPLACE with mantle, open to the CHEF'S kitchen with B/I Appliances, Large ISLAND. Main floor Laundry room in the Mudroom that leads to the backyard/ DECK with GASLINE for BBQ. Upstairs are 3 SPACIOUS bedrooms with PRIMARY RETREAT including a Large WALK-IN closet and 5 pce LUX SPA ENSUITE with 5' TILED shower with 10MM GLASS beside the Gorgeous SOAKER TUB

Built in 2014

### **Essential Information**



|                |                        |
|----------------|------------------------|
| MLS® #         | E4454203               |
| Price          | \$450,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,812                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 13 Brickyard Drive |
| Area        | Stony Plain        |
| Subdivision | Brickyard          |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 0H9            |

### Amenities

|                |                                                                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, Vinyl Windows, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 4                                                                                                                                                             |
| Parking        | Double Garage Detached, Over Sized                                                                                                                            |
| Is Waterfront  | Yes                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stove-Countertop Gas, Washer - Energy Star, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                       |

|              |                     |
|--------------|---------------------|
| Fireplaces   | Direct Vent, Mantel |
| Stories      | 2                   |
| Has Basement | Yes                 |
| Basement     | Full, Unfinished    |

## Exterior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                                               |
| Exterior Features | Backs Onto Lake, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake |
| Roof              | Asphalt Shingles                                                                                                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                               |

## School Information

|            |              |
|------------|--------------|
| Elementary | Westview K-9 |
| Middle     | Westview K-9 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 91           |

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 27th, 2025 at 5:17am MDT