

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

MLS® #E4440208

**\$479,900**

4 Bedroom, 3.5 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. Please note - not an open concept, nice cozy rooms. All this home needs is you!

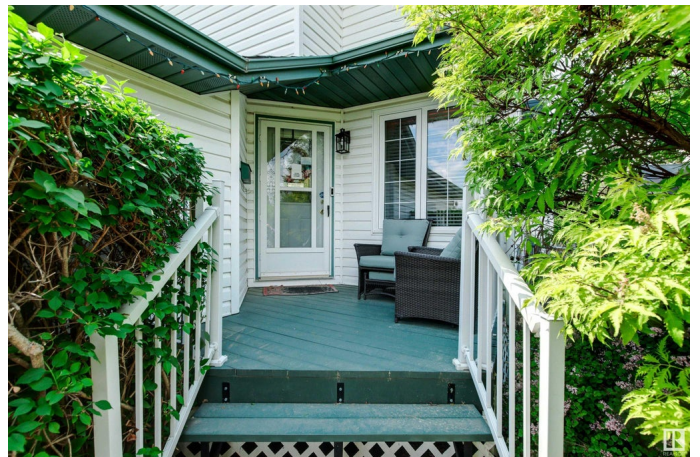
Built in 1993

### 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 | 63             |
| Zoning         | Zone 91        |

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Listing information last updated on August 4th, 2025 at 12:47pm MDT