

## \$400,000 - 38 McNabb Crescent, Stony Plain

MLS® #E4448789

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,140 sqft

Single Family on 0.00 Acres

Forest Green\_STPL, Stony Plain, AB

Step into 2,128 sq ft of thoughtfully crafted living in this vibrant 4-level split, nestled in the heart of family-friendly Forest Green. Rich laminate flooring flows through the main floor, where a sprawling front living room invites gatherings while the cabinet-loaded kitchen with adjoining dining room sets the stage for memorable meals. Upstairs, discover 3 generously sized bedrooms serviced by a bright 4pc bath. The private sanctuary of the primary retreat is enforced with a private 2pc ensuite, and extended with direct access to the private, covered deck, overlooking the super-sunny south-facing, fenced backyard. Step down into the 3rd level where a massive recreation room awaits, warmed by a charming fireplace and offering the relief of a third bathroom, with a stand-up shower. The lower level adds 2 flex rooms, perfect for offices, fitness, or creative pursuits. An expansive driveway easily accommodates RV parking, while the oversized, heated double garage is ready for vehicles or workshop dreams.

Built in 1980

### Essential Information

MLS® # E4448789

Price \$400,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,140
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	38 McNabb Crescent
Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1G8

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Fire Pit, Smart/Program. Thermostat, R.V. Storage, Secured Parking, Vinyl Windows
Parking	Double Garage Detached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	4
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Paved Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	10
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 July 29th, 2025 at 7:02pm MDT