

## \$374,900 - 198 Brookview Way, Stony Plain

MLS® #E4461279

**\$374,900**

3 Bedroom, 1.50 Bathroom, 1,340 sqft

Single Family on 0.00 Acres

Brookview, Stony Plain, AB

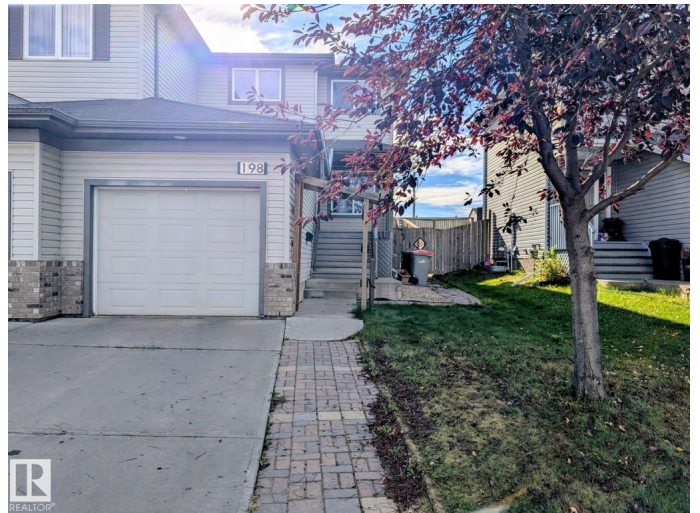
Move in Ready! No Condo Fees! Very Desirable Neighborhood! Pride of Ownership is evident in this super clean 2 Story, 3 Bdrm, 2 Bathroom 1/2 Duplex. It Offers around 1300sq ft of gently used living space. The front entrance has a grand foyer with soaring ceilings, a bright and spacious living area which includes the kitchen, dining & living room and den/office. The 2nd floor is made up of the Primary Bdrm which is complete with a spacious walk-in closet and a secondary door into the 4pc Bathroom, 2 additional Bdrms and best of all... Laundry right at your fingertips! No running up and down stairs with loads of laundry! The undeveloped basement is ready for your finishing touch & already has a roughed in bathroom. There is Central A/C, to keep you cool in the hot summer months & a high efficiency furnace for the winter. The fully landscaped, fenced yard is complete with a 2-tier deck. The front attached, insulated garage completes this excellent home. Move in today! Home was just professionally cleaned!

Built in 2009

### Essential Information

MLS® # E4461279

Price \$374,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,340         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 198 Brookview Way |
| Area        | Stony Plain       |
| Subdivision | Brookview         |
| City        | Stony Plain       |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T7Z 2X7           |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Exterior Walls- 2"x6", No Animal Home, No Smoking Home |
| Parking   | 2 Outdoor Stalls, Insulated, Single Indoor                                                         |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Fenced, Private Setting, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 23                |
| Zoning         | Zone 91           |

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Listing information last updated on October 30th, 2025 at 10:32pm MDT