

## \$449,900 - 73 Ironwood Fairway Close, Stony Plain

MLS® #E4424198

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,737 sqft

Single Family on 0.00 Acres

The Fairways\_STPL, Stony Plain, AB

Tucked away in a quiet cul-de-sac on a huge pie-shaped lot with no rear neighbours, this 1,700+ sq ft home offers the perfect blend of space, privacy & functionality for your family! The main floor features an airy open-concept design, with the kitchen seamlessly flowing into the living room, anchored by a cozy corner gas fireplace and views of the beautiful backyard. A tucked-away two-piece bathroom adds convenience to the main level. Upstairs, the bonus room offers a perfect additional space for the kids to play. The large primary suite has a roomy walk-in closet & a four-piece ensuite, while two additional bedrooms, a four-piece bathroom & a dedicated laundry room complete the upper level. The partially developed basement with additional bedroom is ready for your personal touch, offering endless possibilities for additional living space. Recent upgrades include: A/C, Furnace, HWT, Sump Pump, Stove, Washer & Dryer. Quick access to HWY 16A makes this your perfect new home!

Built in 1999

### Essential Information

MLS® # E4424198

Price \$449,900

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,737
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	73 Ironwood Fairway Close
Area	Stony Plain
Subdivision	The Fairways_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 2K8

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Front Porch
Parking	Double Garage Attached

### 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	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 6th, 2025
Days on Market	7
Zoning	Zone 91

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Listing information last updated on March 13th, 2025 at 9:02am MDT