

\$350,000 - 44 McNabb Crescent, Stony Plain

MLS® #E4458683

\$350,000

3 Bedroom, 1.50 Bathroom, 1,276 sqft
Single Family on 0.00 Acres

Forest Green_STPL, Stony Plain, AB

Welcome to this beautifully updated 4-level split that truly has something for everyone! Start your mornings with a quiet coffee on your private master bedroom deck, and wind down in the evenings with a soak in your built-in saltwater hot tub—perfect for those chilly winter nights. The spacious yard is ideal for kids, pets, or cozy fires with friends, while the four levels of living space ensure everyone in the family has a spot to relax and unwind. With modern touches added throughout, this home blends comfort, function, and style seamlessly.

Built in 1980

Essential Information

MLS® #	E4458683
Price	\$350,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,276
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active



Community Information

Address	44 McNabb Crescent
Area	Stony Plain
Subdivision	Forest Green_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1G9

Amenities

Amenities	Deck, Hot Tub, See Remarks
Parking	Front Drive Access, No Garage

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Electric, Washer, See Remarks, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Corner, Woodstove
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
Days on Market	11
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 September 29th, 2025 at 10:02pm MDT