

## \$619,000 - 9 Augusta Fairway Crescent, Stony Plain

MLS® #E4441927

**\$619,000**

4 Bedroom, 3.50 Bathroom, 2,206 sqft

Single Family on 0.00 Acres

The Fairways\_STPL, Stony Plain, AB

Welcome to this beautiful home in Stony Plain! This spacious 2-storey offers over 2,200 sqft of well-designed living space, backing directly onto lush GREEN SPACE & the golf courseâ€”perfect for nature lovers & golf enthusiasts alike! Just off the entrance is the living room w/ 2 storey ceiling height, a gas f/p & tons of windows overlooking the yard. The kitchen has an eating bar island, tile backsplash & a bright breakfast nook w/ access to the back deck. The dining room is just off the kitchen & has a barn door to the den. A 2pce bath & laundry complete the main floor. The 2nd floor has a HUGE primary bedroom w/ a 4pce ensuite, 2 bedrooms & a 4pce bath. The basement is FULLY FINISHED w/ a spacious rec room, a 4th bedroom, a 2nd den & a 3pce bath. A TRIPLE ATTACHED GARAGE, brand new furnace (2024), heat pump (2024) & a newer roof (2021) complete this amazing home. Located in a quiet desirable neighborhood, youâ€™™ll enjoy privacy, scenic views & quick access to walking trails, schools & all local amenities!

Built in 1993

### Essential Information

MLS® # E4441927

Price \$619,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,206
Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9 Augusta Fairway Crescent
Area	Stony Plain
Subdivision	The Fairways_STPL
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1M3

### Amenities

Amenities	Natural Gas BBQ Hookup
Parking	220 Volt Wiring, Heated, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
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Exterior Features	Fenced, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 91

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Listing information last updated on June 16th, 2025 at 9:32am MDT