

## \$189,900 - 103 5 Aberdeen Way, Stony Plain

MLS® #E4458807

**\$189,900**

3 Bedroom, 1.50 Bathroom, 1,113 sqft

Condo / Townhouse on 0.00 Acres

St. Andrews, Stony Plain, AB

Recently refreshed and move-in ready, this 2-storey townhouse in Stony Plain offers a clean, low-maintenance investment in a quiet, family-friendly community just 15 minutes from Spruce Grove. With updated vinyl plank flooring throughout, freshly painted cabinets in the kitchen and bathrooms, and modern paint tones, the unit feels bright and contemporary. The layout features three bedrooms, one-and-a-half baths, and a partially finished basement ready for your vision. This property is ideal for investors or buyers seeking a long-term rental hold in a growing community with great tenant appeal. Two assigned parking stalls included, and the location is close to schools, trails, parks, and shopping with easy commuter access.

Built in 1991

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458807  |
| Price          | \$189,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,113     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1991              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 103 5 Aberdeen Way |
| Area        | Stony Plain        |
| Subdivision | St. Andrews        |
| City        | Stony Plain        |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T7Z 1N1            |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Parking-Visitor, See Remarks |
| Parking Spaces | 2                                  |
| Parking        | 2 Outdoor Stalls                   |

### Interior

|              |                                                       |
|--------------|-------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                             |
| Stories      | 2                                                     |
| Has Basement | Yes                                                   |
| Basement     | Full, Unfinished                                      |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                  |
| Exterior Features | Golf Nearby, No Back Lane, Playground Nearby, Schools, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Stucco, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                                   |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 45                   |
| Zoning         | Zone 91              |

Condo Fee                    \$448

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Listing information last updated on November 4th, 2025 at 1:47am MST