

\$159,900 - 45b McNabb Crescent, Stony Plain

MLS® #E4443343

\$159,900

0 Bedroom, 0.00 Bathroom,
Single Family on 0.00 Acres

Forest Green_STPL, Stony Plain, AB

Investors or first time buyers that are sick of competing for a home; here is your opportunity! Build your dream starter home on this lot that backs onto walking trails and trees in the mature neighborhood of Forest Green! Forest Green is a prime location; close to Whispering Waters park, the BMX track, skate park, Forest Green School and the extensive walking trail system that takes you through Stony Plain. This lot is perfect for a modern 2 story with front attached garage & finished basement with a legal suite! Have a built in mortgage helper, or easily cashflow and rent the main home ad suite out! Lot is Approx 40'x110' and is Zoned R-1: large lot detached dwelling which allows you to build a legal suite in the home. Total lot area is 400 m2.

Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4443343 |
| Price | \$159,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Single Family |
| Sub-Type | Vacant Lot/Land |
| Status | Active |

Community Information

Address 45b McNabb Crescent



| | |
|-------------|-------------------|
| Area | Stony Plain |
| Subdivision | Forest Green_STPL |
| City | Stony Plain |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Z 1G8 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Backs Onto Park/Trees, Flat Site, No Back Lane, Playground Nearby, Schools |
|-------------------|--|

School Information

| | |
|------------|--------------|
| Elementary | Forest Green |
|------------|--------------|

Additional Information

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|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 20 |
| Zoning | Zone 91 |

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Listing information last updated on July 6th, 2025 at 8:32pm MDT