

# \$474,900 - 74 Silverstone Drive, Stony Plain

MLS® #E4444437

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,595 sqft  
Single Family on 0.00 Acres

Silverstone, Stony Plain, AB

Ready for Quick Possession. Built by Award Winning Builder Montorio Homes, This Floorplan is Ideal for Families Looking for Functional Living Spaces. This Brand Home Offers an Open Concept Main Floor, 3 Generous Sized Bedrooms Upstairs With a Spacious Bonus Room and Upstairs Laundry for Convenience. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Quartz Countertops in the Kitchen and Bathrooms, Backsplash, Soft Close Cabinets, Railing with Metal Spindles, Electric Fireplace in the Great Room, and a Separate Entrance for Future Rental Income and Double Attached Garage (Tandem). The Vibrant Community of Stony Plain Invites You To Discover Its Green Spaces, Recreation Centres, Golf Courses, Schools, Shopping, and Restaurants. With Quick Access to Highway 16A, The Amenities of West Edmonton Are Only 15 Minutes Away.

Built in 2024

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444437  |
| Price      | \$474,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,595                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 74 Silverstone Drive |
| Area        | Stony Plain          |
| Subdivision | Silverstone          |
| City        | Stony Plain          |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T7Z 0E8              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, HRV System |
| Parking   | Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Opener, Hood Fan   |
| Heating           | Forced Air-1, Natural Gas |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, Level Land, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed                June 26th, 2025  
Days on Market        25  
Zoning                    Zone 91

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