

## \$299,900 - 303 7803 Golf Course Road, Stony Plain

MLS® #E4447167

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,154 sqft  
Condo / Townhouse on 0.00 Acres

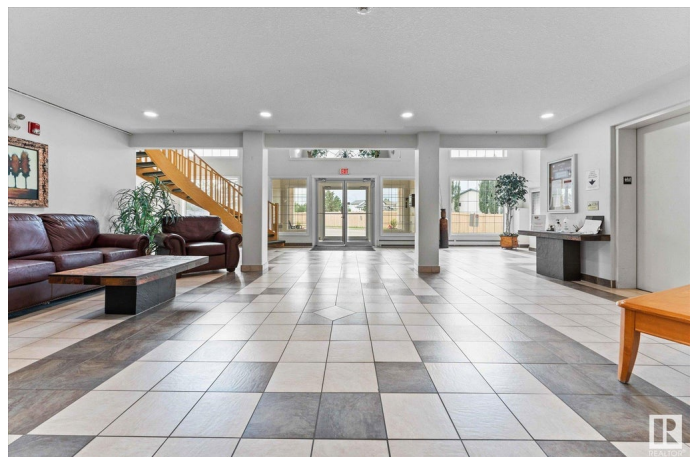
High Park\_STPL, Stony Plain, AB

Welcome to 303 Cedar Brae, this 2 bedroom/2 bathroom corner unit condo is on the third floor with a NE facing balcony overlooking the field. The floor plan of this condo has open concept living with a spacious kitchen with new flooring, a large living room surrounded by windows with a corner gas fireplace and access to the balcony. There are 2 primary bedrooms with separate ensuites and walk-in closets, one of the bedrooms has access to the balcony. Out on the covered balcony is natural gas hookups for a BBQ or fire table. There is heated underground parking, large enough for a big SUV or truck, and a car wash for your convenience. Other amenities include; social areas for puzzles and games, libraries, a gym and a clubhouse that is available to rent for family functions. There is a social committee that organizes different outings as well as activities in the building. This is a pet friendly, 35+ age building with AC!

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447167  |
| Price      | \$299,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,154                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 303 7803 Golf Course Road |
| Area        | Stony Plain               |
| Subdivision | High Park_STPL            |
| City        | Stony Plain               |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T7X 2Y6                   |

### Amenities

|           |                                                                                                                                                                                                                                       |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Club House, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Television Connection, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Underground                                                                                                                                                                                                          |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Fan Coil, Water                                                                                                     |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Corner                                                                                                              |
| # of Stories      | 4                                                                                                                   |
| Stories           | 1                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | None, No Basement                                                                                                   |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior          | Wood, Stucco           |
| Exterior Features | Flat Site, Golf Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 91         |
| Condo Fee      | \$579           |

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 August 28th, 2025 at 12:47pm MDT