

## \$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

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 49              |
| Zoning         | Zone 91         |

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Listing information last updated on August 5th, 2025 at 12:02am MDT