

## \$698,000 - 4700 45 Street, Stony Plain

MLS® #E4399676

**\$698,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Stony Plain, AB

2.41+/- acres of bare land in Stony Plain ready for development or can be used as is. Within walking distance to 24 hour Freson Bros grocery store, medical professionals, health services, Co-op Gas Station, KFC, Tim Horton's, A&W, Safeway and hospital (Westview Health Centre) is nearby! Walking distance to Stony Plain's newly revitalized downtown. This property is zoned R6 - Residential Comprehensively Planned District, with the possibility of building high-density buildings; some previous testings and drawings available. This land is surrounded by single family homes and next to green space. This is an excellent location with Highways 16A and 779 in close proximity, getting around town is quick and easy!

### Essential Information

MLS® #	E4399676
Price	\$698,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

### Community Information

Address	4700 45 Street
Area	Stony Plain



Subdivision	None
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1J2

### **Additional Information**

Date Listed	July 29th, 2024
Days on Market	415
Zoning	Zone 91

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 September 17th, 2025 at 8:17pm MDT