

# \$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
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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
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### **School Information**

Elementary	Forest Green
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### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	62
Zoning	Zone 91

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Listing information last updated on August 18th, 2025 at 7:17am MDT