

## **\$330,000 - 4318 44 Avenue, Stony Plain**

MLS® #E4441508

**\$330,000**

3 Bedroom, 2.00 Bathroom, 1,008 sqft  
Single Family on 0.00 Acres

Meridian Heights, Stony Plain, AB

**NOT YOUR AVERAGE DUPLEX WITH UPGRADES AND CHARACTER!** This beautifully **UPDATED** single-family offers approx. 2000 sqft of **FINISHED** living space on a large **CORNER LOT** with tons of side street parking and **BACK ALLY ACCESS**. Located close to schools, skating rink and playgrounds, it's perfect for families or anyone seeking comfort and convenience. 3+1 bedrooms, 2 bathrooms up, 1 bedroom converted to laundry(easy to revert) and 4th bedroom downstairs, 2-3 piece baths, **CUSTOM KITCHEN** with **SOLAR LIGHT**, ample of cabinetry and space for a built-in-dishwasher, **TRIPLE PANE WINDOWS** ('19), **NEW ROOF**('20) with 50 YEAR SHINGLES, New interior/exterior doors, gas fireplace upstairs and wet bar downstairs. Enjoy the **COVERED DECK** with **WOOD** burning fireplace. RV parking! **KEY UPGRADES:** Furnace('21), Newer HWT, Plumbed for central vac, 220 **WIRING**, Sewer line liner (20yr **ROOT FREE** guarantee, Transferable), and Laundry plumbing still in place downstairs for easy relocation. A **PERFECT** blend of modern comfort, space and value!

Built in 1972

### **Essential Information**

MLS® #                      E4441508



|                |               |
|----------------|---------------|
| Price          | \$330,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,008         |
| Acres          | 0.00          |
| Year Built     | 1972          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4318 44 Avenue   |
| Area        | Stony Plain      |
| Subdivision | Meridian Heights |
| City        | Stony Plain      |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7Z 1J3          |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Vinyl Windows, Wet Bar, See Remarks, Vacuum System-Roughed-In |
| Parking   | See Remarks  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dryer, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Metal, Stucco  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Schools, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 91         |

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Listing information last updated on June 17th, 2025 at 11:32am MDT