

## \$325,000 - 4318 44 Avenue, Stony Plain

MLS® #E4441508

**\$325,000**

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! 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 \$325,000



|                |               |
|----------------|---------------|
| 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                62  
Zoning                              Zone 91

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