

\$389,900 - 4412 44 Street, Stony Plain

MLS® #E4432232

\$389,900

3 Bedroom, 2.00 Bathroom, 1,086 sqft
Single Family on 0.00 Acres

Meridian Heights, Stony Plain, AB

Well maintained 3 bedroom bungalow in a quiet neighbourhood close to schools, shopping and recreation. Newer roof, windows, doors, including garage. stainless steel appliances, wood floors. New electrical outlets, washer and dryer as well. Also included is the 2nd refrigerator and freezer in the laundry room. New HWT and a well maintained furnace. The fence is newer, landscaping is well maintained w/new garden boxes and there is even a concrete pad behind the garage for a storage shed. Enjoy backyard entertaining on covered patio, great for family BBQs The basement is fully developed with a 3rd bedroom, 4th if you convert the large upstairs bedroom back to original 2 bedrooms. Primary bedroom is very spacious w/2p ensuite. Central AC will keep you cool this summer and triple pane windows will keep you warm in the winter. This is a great family home, move in and enjoy!

Built in 1972

Essential Information

| | |
|------------|-----------|
| MLS® # | E4432232 |
| Price | \$389,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Half Baths | 2 |
| Square Footage | 1,086 |
| Acres | 0.00 |
| Year Built | 1972 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4412 44 Street |
| Area | Stony Plain |
| Subdivision | Meridian Heights |
| City | Stony Plain |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7Z 1J3 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, Vinyl Windows |
| Parking | Double Garage Detached, Over Sized |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Stone Facing |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 23rd, 2025 |
| Days on Market | 8 |
| 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 May 1st, 2025 at 8:02am MDT