

## \$440,000 - 4114 44 Avenue, Stony Plain

MLS® #E4437419

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,314 sqft

Single Family on 0.00 Acres

St. Andrews, Stony Plain, AB

Welcome to this beautifully updated 4-level split in the heart of Stony Plain! This home offers comfort and functionality with Central A/C, a 4-year-old roof, updated electrical, and a renovated kitchen complete with brand new appliances in the kitchen. Enjoy stylish vinyl plank and carpet flooring throughout, and fresh paint that gives the entire home a modern feel.

The main floor features a bright living room with large windows, a dining area with views of the backyard, and a sunlit kitchen with access to the deck and yard. Upstairs, you'll find a spacious primary bedroom with a 3-piece ensuite and walk-in closet, along with two additional bedrooms and a full 4-piece bathroom. The third level boasts a large family room with a cozy fireplace, a fourth bedroom, and another full bathroom. The basement includes a generous rec room, a utility room with laundry area, and a dedicated workshop space. Additional highlights include RV parking and an attached double garage. A must see!

Built in 1990

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4437419  |
| Price     | \$440,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,314                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4114 44 Avenue |
| Area        | Stony Plain    |
| Subdivision | St. Andrews    |
| City        | Stony Plain    |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7Z 1K3        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner        |
| Parking   | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 20th, 2025

Days on Market                27

Zoning                            Zone 91

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Listing information last updated on June 16th, 2025 at 3:32am MDT