

## \$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

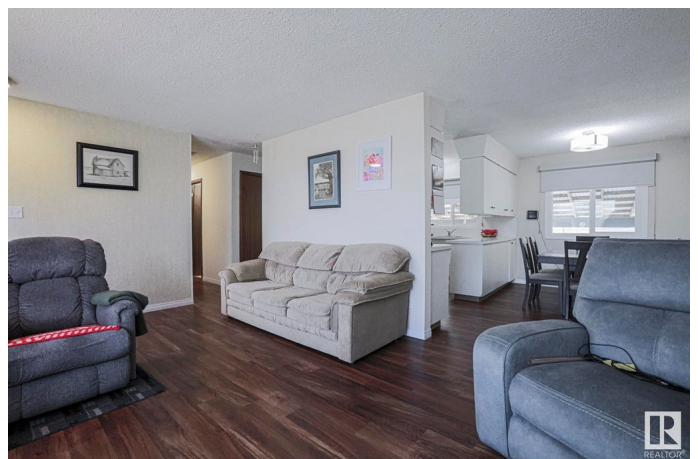
Meridian Heights, Stony Plain, AB

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 5:32pm MDT