

## \$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                86  
Zoning                              Zone 91

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