

## \$389,900 - 4400 44 Street, Stony Plain

MLS® #E4427236

**\$389,900**

5 Bedroom, 2.50 Bathroom, 1,206 sqft  
Single Family on 0.00 Acres

Meridian Heights, Stony Plain, AB

Centrally located, upgraded bungalow with oversized attached double garage (23Wx26L, insulated) on a large lot within walking distance to schools, shopping, restaurants and all amenities. This charming home features 1,206 sq ft above grade plus a fully finished former basement suite with separate back entrance. On the main level: a bright living room with large bow windows, dining room, renovated kitchen with eat-up peninsula & built-in dishwasher, 4-piece bathroom and 3 bedrooms including the primary with a 2-piece ensuite. In the basement: a shared laundry room, 2 additional bedrooms, 4-piece bathroom, a spacious family room and a flex area with built-in cabinetry & extra appliances, perfect for a future second kitchen. Outside: the fully fenced yard has roughed in 50 amp power for future hot tub. Move in ready with plenty of potential!

Built in 1973

### Essential Information

MLS® #	E4427236
Price	\$389,900
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,206
Acres	0.00
Year Built	1973
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4400 44 Street
Area	Stony Plain
Subdivision	Meridian Heights
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1J3

### Amenities

Amenities	Dog Run-Fenced In, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached, Front Drive Access, Insulated, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Storage Shed, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Corner Lot, Fenced, Golf Nearby, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            March 24th, 2025  
Days on Market      25  
Zoning                Zone 91

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