

## \$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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