

## \$315,000 - 4508 44 Avenue, Stony Plain

MLS® #E4446694

**\$315,000**

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Single Family on 0.00 Acres

Meridian Heights, Stony Plain, AB

Are you looking for a Stony Plain bungalow? The home has been freshly painted white and is waiting for your ideas to make it your own! Featuring an open-beam vaulted ceiling and a nice open concept floor plan. There are 4 bedrooms total (3+1), 2 full bathrooms, and front and rear entrances, the layout is flexible and functional. The backyard is sunny & south facing, with a big deck and nice trees. The oversized, double-detached garage is perfect for storage or a workshop, and the massive yard offers endless possibilities for outdoor living or future development. Conveniently located just a short walk from Meridian Heights School, it is close to shopping and services, including grocery stores and coffee shops, as well as other amenities, and is just minutes from commuter highways. A solid home in a prime location!

Built in 1963

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446694  |
| Price          | \$315,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,053     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1963                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4508 44 Avenue   |
| Area        | Stony Plain      |
| Subdivision | Meridian Heights |
| City        | Stony Plain      |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7Z 1J2          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|              |                                             |
|--------------|---------------------------------------------|
| Appliances   | Dryer, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                   |
| Stories      | 1                                           |
| Has Basement | Yes                                         |
| Basement     | Full, Partially Finished                    |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                         |
| Exterior Features | Back Lane, Flat Site, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Stucco, Vinyl                                         |
| Foundation        | Concrete Perimeter                                          |

### School Information

|            |                  |
|------------|------------------|
| Elementary | Meridian Heights |
| Middle     | John Paul        |
| High       | Memorial         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 91        |



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