

## **\$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

Bring your vision and finishing touches to life in this Stony Plain bungalow! Renovations have started, and the home is all freshly painted white. Just waiting for your ideas to make it perfect and your own! This property offers a great opportunity to customize your ideal home or make an investment property. 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 promising 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	9
Zoning	Zone 91



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