

Courtesy Of Dustin Csuahany Of Exp Realty

# \$360,000 - 4406 44 Street, Stony Plain

MLS® #E4463165

**\$360,000**

3 Bedroom, 2.00 Bathroom, 983 sqft  
Single Family on 0.00 Acres

Meridian Heights, Stony Plain, AB

Welcome Home to this beautifully finished BUNGALOW in MERIDIAN HEIGHTS, offering over 1,900 SQ. FT. on a LARGE, MATURELY LANDSCAPED LOT. The OPEN and FUNCTIONAL FLOOR PLAN features 3 BEDROOMS and 2 FULL BATHS across two levels—ideal for families or those wanting extra space. Enjoy the UPDATED KITCHEN with MAPLE CABINETRY, Corian countertops, and a CENTER ISLAND that flows into a bright dining and living area. The lower level offers a cozy FAMILY ROOM WITH WOOD STOVE, an additional bedroom, full bath, and WORKSHOP AREA—perfect for hobbies or guests. The OVERSIZED HEATED 22x16 GARAGE with newer door, concrete pad, and ALLEY ACCESS adds excellent utility. Located steps from MERIDIAN HEIGHTS SCHOOL, PARKS, TRAILS, RESTAURANTS, and SHOPPING, this home combines COMFORT, CONVENIENCE, and COMMUNITY.

Built in 1972

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463165  |
| Price     | \$360,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 983                    |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4406 44 Street   |
| Area        | Stony Plain      |
| Subdivision | Meridian Heights |
| City        | Stony Plain      |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7Z 1J3          |

### **Amenities**

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Hot Water Natural Gas, Secured Parking, Wet Bar |
| Parking   | Heated, Insulated, Parking Pad Cement/Paved, Single Garage Detached                  |

### **Interior**

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Vacuum Systems, Washer |
| Heating      | Forced Air-1, Natural Gas                                   |
| Fireplace    | Yes                                                         |
| Fireplaces   | Woodstove                                                   |
| Stories      | 2                                                           |
| Has Basement | Yes                                                         |
| Basement     | Full, Finished                                              |

### **Exterior**

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal                                                                                                                                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Wood, Metal                                                                                                                                                   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 23rd, 2025

Days on Market                2

Zoning                            Zone 91

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Listing information last updated on October 25th, 2025 at 4:17pm MDT