

## \$440,000 - 4116 44 Avenue, Stony Plain

MLS® #E4453984

**\$440,000**

4 Bedroom, 2.00 Bathroom, 1,161 sqft

Single Family on 0.00 Acres

St. Andrews, Stony Plain, AB

Welcome to this beautifully maintained 4 level split in the heart of Stony Plain. Filled with natural light, this home features a cozy fireplace, many updates including a new roof (2021) and triple pane windows (2020), and a bright sunroom just off the kitchen. The sunroom is perfect for morning coffee, gathering with friends, or relaxing in the fresh air year-round. The white kitchen with an island is ideal for everyday living and entertaining, while the spacious primary suite includes a connecting door to the bathroom. With 4 bedrooms and 1.5 bathrooms, there's a room for everyone. The lower levels provide generous recreation areas and an unfinished basement with potential for a gym, media room, or hobby space. Outside, enjoy an expansive fenced yard with two apple trees and plenty of space to relax or host gatherings. This home blends updates, charm, and functionality in a welcoming setting.

Built in 1988

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453984  |
| Price      | \$440,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,161                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4116 44 Avenue |
| Area        | Stony Plain    |
| Subdivision | St. Andrews    |
| City        | Stony Plain    |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7Z 1K3        |

### **Amenities**

|           |                          |
|-----------|--------------------------|
| Amenities | No Smoking Home, Sunroom |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                      |
| Fireplaces        | Woodstove                                                                                                                                                                                |
| Stories           | 4                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                                                         |

### **Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                       |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stucco, Vinyl                                                                       |

Foundation                      Concrete Perimeter

**School Information**

Elementary                       cole Meridian Heights Sch  
Middle                              Stony Plain Junior High  
High                                 Memorial Composite High

**Additional Information**

Date Listed                      August 21st, 2025  
Days on Market                29  
Zoning                              Zone 91

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