

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

MLS® #E4453984

\$440,000

3 Bedroom, 1.50 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 with 1,161 sq ft of comfortable living space. 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 3 bedrooms, 2 bathrooms, and an office, 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	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
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

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	École Meridian Heights Sch
Middle	Stony Plain Junior High
High	Memorial Composite High

Additional Information

Date Listed	August 21st, 2025
Days on Market	2
Zoning	Zone 91

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