

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
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

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)
Listing information last updated on October 23rd, 2025 at 7:17pm MDT