

## \$440,000 - 4114 44 Avenue, Stony Plain

MLS® #E4437419

**\$440,000**

4 Bedroom, 3.00 Bathroom, 1,314 sqft

Single Family on 0.00 Acres

St. Andrews, Stony Plain, AB

Welcome to this beautifully updated 4-level split in the heart of Stony Plain! This home offers comfort and functionality with Central A/C, a 4-year-old roof, updated electrical, and a renovated kitchen complete with brand new appliances in the kitchen. Enjoy stylish vinyl plank and carpet flooring throughout, and fresh paint that gives the entire home a modern feel.

The main floor features a bright living room with large windows, a dining area with views of the backyard, and a sunlit kitchen with access to the deck and yard. Upstairs, you'll find a spacious primary bedroom with a 3-piece ensuite and walk-in closet, along with two additional bedrooms and a full 4-piece bathroom. The third level boasts a large family room with a cozy fireplace, a fourth bedroom, and another full bathroom. The basement includes a generous rec room, a utility room with laundry area, and a dedicated workshop space. Additional highlights include RV parking and an attached double garage. A must see!

Built in 1990

### Essential Information

MLS® #	E4437419
Price	\$440,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,314
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	4114 44 Avenue
Area	Stony Plain
Subdivision	St. Andrews
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1K3

### **Amenities**

Amenities	Air Conditioner
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 20th, 2025

Days on Market                26

Zoning                            Zone 91

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