

Courtesy Of Monica G Halvorson Of Century 21 Leading

\$389,900 - 4312 40 Avenue, Stony Plain

MLS® #E4442781

\$389,900

3 Bedroom, 1.50 Bathroom, 1,225 sqft
Single Family on 0.00 Acres

Meridian Heights, Stony Plain, AB

Step into this over 1200 sq ft bungalow offering function, charm, and value! The main floor features 3 generous bedrooms, including a primary with a 2-piece ensuite and large closet. Enjoy cozy evenings in the spacious living room with a classic wood-burning brick fireplace. The original 1970s kitchen features stainless steel appliances and overlooks the sunny, south-facing fenced backyardâ€”perfect for watching the kids play. The basement includes a large rec room, built-in bar, and a den (window does not meet egress).A separate side entrance offers excellent suite potential. Outside, you'll find RV parking and a 23x21 garage with a 9-ft overhead doorâ€”ideal for trucks or extra storage. Recent upgrades include brand new windows, new trim,new front door, shingles 2015, and hot water tank (2023). A fantastic home with space to grow, inside and out!

Built in 1974

Essential Information

MLS® #	E4442781
Price	\$389,900
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,225
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	4312 40 Avenue
Area	Stony Plain
Subdivision	Meridian Heights
City	Stony Plain
County	ALBERTA
Province	AB
Postal Code	T7Z 1J7

Amenities

Amenities	No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Metal
Exterior Features	Back Lane, Fenced, Flat Site, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed June 17th, 2025

Days on Market 4

Zoning Zone 91

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Listing information last updated on June 20th, 2025 at 11:32pm MDT