

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 16

Zoning Zone 91

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Listing information last updated on July 3rd, 2025 at 4:32am MDT