

\$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 18

Zoning Zone 91

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Listing information last updated on July 5th, 2025 at 1:32pm MDT