# \$354,900 - 3312 44a Street, Edmonton

MLS® #E4442853

## \$354,900

4 Bedroom, 2.00 Bathroom, 885 sqft Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to the family-friendly & VERY
Demanding neighborhood of WEINLOS in
Millwood! This is perfect well maintained cute
bungalow for the first-time buyers or the
investors. This Home has main floor is with
Family room, Kitchen and Dinette area, and 3
Bedrooms & Full Bathroom. The FULLY
FINISHED BASEMENT features one bedroom
and full bath with large family room and extra
room to use for GYM, Office or Play area for
kids. Conveniently close to School, Bus Stop,
Gurdwara, Shopping Complexes, Parks and
LRT. Don' miss it.



#### **Essential Information**

MLS® # E4442853

Price \$354,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 885

Acres 0.00

Year Built 1981

Type Single Family

Sub-Type Detached Single Family

Style Bungalow

Status Active







# **Community Information**

Address 3312 44a Street

Area Edmonton
Subdivision Weinlos
City Edmonton
County ALBERTA

Province AB

Postal Code T6L 4W9

#### **Amenities**

Amenities On Street Parking, Deck

Parking Front Drive Access, No Garage

Interior

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan,

Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stucco

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Weinlos School

Middle Kate Chegwin Junior High
High Millwoods Christian School

#### Additional Information

Date Listed June 17th, 2025

Days on Market 121

Zoning Zone 29

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