

## \$439,900 - 4303 41 Ave, Stony Plain

MLS® #E4463125

**\$439,900**

3 Bedroom, 2.00 Bathroom, 1,039 sqft

Single Family on 0.00 Acres

Meridian Heights, Stony Plain, AB

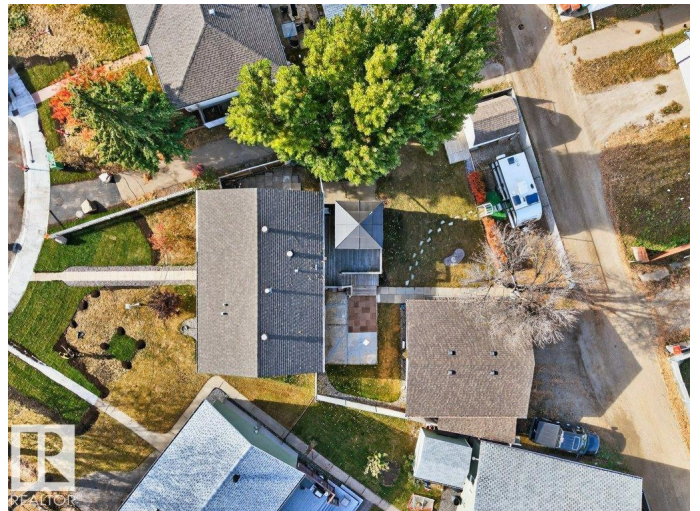
Meticulously maintained and lovingly cared for Bi-level in Meridian Heights on a large PIE-SHAPED LOT with RV PARKING! Bright SOUTH-FACING main level features large windows and rich warm-toned flooring. The modern renovated kitchen (2015) includes floor-to-ceiling cabinetry, a pull out pantry, SS appliances, a solar tube skylight & tons of storage. Dining area offers direct patio access to the deck (gas hookup for the bbq and Fire Table) and a massive backyard! Two spacious bedrooms, a flex space (great for an office or playroom) & 4 piece bath complete the main. The fully finished basement offers a cozy rec room w/ a charming gas stove, a third bedroom, 3 pc bath & laundry room -perfect for guests or your teenagers. Updates include: HWT, (2022) Bathrooms (2019) and vinyl windows. PLUS... a 28 X 30 DOUBLE GARAGE with a 9 ft door and electric heater! This well kept home is spotless, updated and truly Move In Ready. Excellent family friendly location very close to parks, schools, and amenities.

Built in 1974

### Essential Information

MLS® # E4463125

Price \$439,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,039                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 4303 41 Ave      |
| Area        | Stony Plain      |
| Subdivision | Meridian Heights |
| City        | Stony Plain      |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7Z 1J9          |

### **Amenities**

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Gazebo, No Smoking Home, Vinyl Windows                |
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Detached, Insulated, Over Sized, Rear Drive Access, RV Parking |

### **Interior**

|              |                                                                                                                                                                                 |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                       |
| Fireplace    | Yes                                                                                                                                                                             |
| Fireplaces   | Freestanding                                                                                                                                                                    |
| Stories      | 2                                                                                                                                                                               |
| Has Basement | Yes                                                                                                                                                                             |
| Basement     | Full, Finished                                                                                                                                                                  |

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | École Meridian Heights |
| Middle     | École Meridian Heights |
| High       | Memorial Composite     |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 22nd, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 91            |

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Listing information last updated on November 5th, 2025 at 1:02am MST