

## \$449,900 - 4112 43 Street, Stony Plain

MLS® #E4428897

**\$449,900**

4 Bedroom, 2.50 Bathroom, 1,092 sqft

Single Family on 0.00 Acres

Meridian Heights, Stony Plain, AB

Impeccably maintained, air-conditioned bungalow in an unbeatable location! This charming home features a custom maple kitchen (2020) with soft-close cabinetry, a movable island, stainless steel appliances, pull-out Lazy Susan corner cabinets, and an undermount sink. The bright dining area opens to a covered west-facing deck, perfect for summer barbecues. A spacious living room with pot lighting and brand-new carpet throughout the main floor adds warmth and comfort. The main level offers three generous bedrooms, including a primary with a 2-piece ensuite. The fully finished basement boasts a large rec area, additional bedroom, 3-piece bathroom, and a fantastic laundry room with ample storage. The fully fenced backyard is beautifully landscaped with shrubs, perennials and garden boxes. Bonus RV parking and a 24x24 heated garage! Situated across from Meridian Heights K-9 School, offering French Immersion & English programs, and near walking trails, amenities, and quick access to 16A & Yellowhead!

Built in 1974

### Essential Information

MLS® # E4428897

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,092                  |
| Acres          | 0.00                   |
| Year Built     | 1974                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4112 43 Street   |
| Area        | Stony Plain      |
| Subdivision | Meridian Heights |
| City        | Stony Plain      |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T7Z 1J9          |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | 220 Volt Wiring, Double Garage Detached, Heated                                        |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                            |
| Stories           | 2                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                                       |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                          |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Metal, Stucco      |
| Foundation   | Concrete Perimeter       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 91         |

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Listing information last updated on April 21st, 2025 at 12:32pm MDT