

## \$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.

Built in 1981

### 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	79
Zoning	Zone 29

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