

# \$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 | 97              |
| Zoning         | Zone 29         |

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