

## \$340,000 - 3211 44a Street, Edmonton

MLS® #E4454441

**\$340,000**

3 Bedroom, 2.00 Bathroom, 886 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to this charming 4-level split, the perfect starter home for families or first-time buyers! Offering 3 spacious bedrooms and 2 full bathrooms, this home features a functional layout with room to grow. The bright living room, inviting kitchen, and dining area provide a warm and inviting space to gather. Upstairs, you will find the master bedroom, one additional bedroom, and a full bath. The lower level offers a cozy family room, an additional bedroom, and a 3-piece bathroom. The backyard is perfect for summer barbecues, kids, and pets. With its convenient location close to schools, parks, shopping, and transit, this home checks all the boxes. Don't miss your chance to make this 4-level split yours!

Built in 1981

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454441      |
| Price          | \$340,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 886           |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3211 44a Street |
| Area        | Edmonton        |
| Subdivision | Weinlos         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 4X1         |

### Amenities

|           |                  |
|-----------|------------------|
| Amenities | See Remarks      |
| Parking   | 2 Outdoor Stalls |

### Interior

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                  |
| Stories      | 3                                                                                                          |
| Has Basement | Yes                                                                                                        |
| Basement     | Full, Finished                                                                                             |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                               |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Stucco                                                                               |
| Foundation        | Concrete Perimeter                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 29           |

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Listing information last updated on August 24th, 2025 at 6:32am MDT