

# \$349,900 - 3308 44a Street, Edmonton

MLS® #E4433910

## \$349,900

4 Bedroom, 2.00 Bathroom, 931 sqft  
Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to the family-friendly and highly sought-after community of Weinlos in Mill Woods! This charming starter home offers 4 bedrooms and 2 full bathrooms, making it ideal for families, first-time buyers, or investors. The main floor features vinyl plank flooring throughout and modern LED light fixtures, adding a fresh and updated touch. Enjoy a spacious living room complete with a cozy wood-burning fireplace, and a well-maintained kitchen with plenty of room to cook and gather. The basement offers huge family room, 1 b/room with full washroom & large laundry room \_ can be built 2nd kitchen if needed. Conveniently located close to schools, bus stops, Gurdwara, shopping complexes, parks, and the LRT, this home offers the perfect blend of comfort and accessibility. Donâ€™t miss out on this well-kept and affordable gem in a vibrant neighborhood!

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433910  |
| Price          | \$349,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 931       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1981                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3308 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      |

### Interior

|              |                                                                                          |
|--------------|------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                |
| Fireplace    | Yes                                                                                      |
| Fireplaces   | Stone Facing                                                                             |
| Stories      | 2                                                                                        |
| Has Basement | Yes                                                                                      |
| Basement     | Full, Finished                                                                           |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                   |
| Exterior Features | 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 Middle |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 29       |

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Listing information last updated on May 3rd, 2025 at 1:02am MDT