

# \$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	8
Zoning	Zone 29

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 2:47pm MDT