

## \$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

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 August 23rd, 2025 at 9:31pm MDT