

## \$545,000 - 20116 46 Avenue, Edmonton

MLS® #E4427881

### \$545,000

4 Bedroom, 3.50 Bathroom, 1,773 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Beautiful 1773 Sqft. in The Hamptons. Well maintained 4 bedroom&3.5bath home w/ fully finished basement. The foyer opens up into living room great for entertaining featuring a cozy electric fireplace leading into the dining room. HEATED TILES on main floor. The dining area opens to the deck and yard. Upgraded backsplash in the kitchen along with stainless steel appliances! Updated tile flooring and a 2pc bath completes the main floor. Upstairs is the bonus room full of huge windows to relax by the fireplace. Generous size Master bedroom w/ensuite bathroom & walk in closet, while the two additional bedrooms share a bathroom. The fully finished basement features a large family room, a bedroom, 3pc bathroom and plenty of storage. Updates include the extended driveway (2023), shingles (2023), Central Air-Conditioning and humidifier (2024), water softener (2024). Easy access to schools, shopping, the Anthony Henday & so much more! A perfect home awaiting a fresh start!

Built in 2005

### Essential Information

MLS® #	E4427881
Price	\$545,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,773
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20116 46 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2X9

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

**Additional Information**

Date Listed March 28th, 2025

Days on Market 5

Zoning Zone 58

HOA Fees 150

HOA Fees Freq. Annually

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 April 2nd, 2025 at 7:47pm MDT