

## \$519,900 - 20116 46 Avenue, Edmonton

MLS® #E4427881

**\$519,900**

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 \$519,900

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                37  
Zoning                              Zone 58  
HOA Fees                         150  
HOA Fees Freq.                Annually

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Listing information last updated on May 3rd, 2025 at 11:47pm MDT