

## \$499,900 - 20711 46 Avenue, Edmonton

MLS® #E4440758

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

This charming and exceptionally well-maintained bungalow sits on a landscaped, large lot. Freshly painted throughout and featuring brand new vinyl plank flooring on the main level, this home is truly turnkey. The open-concept great room flows seamlessly into a bright, eat-in kitchen with abundant pantry space, a large window above the sink that frames views of the lush greenbelt, and garden doors that lead to a composite deck with aluminum railings. Both main floor bedrooms are generously sized with ample closet space and the primary suite features a walk-in shower. There is main floor laundry for added convenience. The fully finished basement offers a spacious family room with fireplace, large windows and quality laminate flooring, a third bedroom and a full 4-piece bath. The double attached garage includes built-in storage, and the location is unbeatable. Bungalows in The Hamptons are a rare find – especially one in this condition and with this level of care.

Built in 2006

### Essential Information

MLS® # E4440758

Price \$499,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,130                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20711 46 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0C2         |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, Front Porch, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 4                                                                                          |
| Parking        | Double Garage Attached                                                                     |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Freestanding                                                                                                                |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, No Back Lane, |

Playground Nearby, Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### School Information

|            |                |
|------------|----------------|
| Elementary | Bessie Nichols |
| Middle     | Bessie Nichols |
| High       | Jasper Place   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 58        |
| HOA Fees       | 150            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 9th, 2025 at 6:17pm MDT