

## \$350,000 - 12210 46 Street, Edmonton

MLS® #E4448242

**\$350,000**

5 Bedroom, 2.00 Bathroom, 1,210 sqft

Single Family on 0.00 Acres

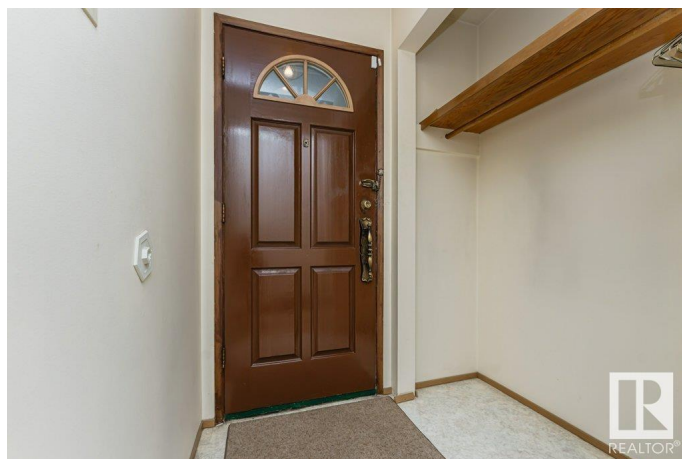
Bergman, Edmonton, AB

Looking for a very clean and well maintained bungalow on a large 576 sq. metre lot on a tree lined street just one block away from a school and park? Your search may be over! Lets start with the bright living room with large picture window and vaulted ceiling with an open beam. There is a spacious primary and 2 additional bedrooms on the main. The basement is fully finished with a family room, 2 bedrooms, 4 pce. bath, laundry room and a cold room. The large insulated double garage has 2 new garage doors that are approximately 6 yrs old. The west facing yard is fully fenced and there is an interlocking brick patio for those warm summer days. The house was resingled approximately 6 years ago and the eavestroughs were just redone last year. The furnace and hot water tank were replaced approximately 10 yrs. ago. This is a great starter just waiting for the right family to make it their own!

Built in 1968

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448242  |
| Price      | \$350,000 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,210                  |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 12210 46 Street |
| Area        | Edmonton        |
| Subdivision | Bergman         |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 2W6         |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, Patio, Television Connection, Vaulted Ceiling |
| Parking   | Double Garage Detached, Insulated  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Freezer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 17th, 2025 |
|-------------|-----------------|

Days on Market 10

Zoning Zone 23

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Listing information last updated on July 27th, 2025 at 4:32am MDT