

## **\$589,900 - 20316 46 Avenue, Edmonton**

MLS® #E4441868

**\$589,900**

3 Bedroom, 2.50 Bathroom, 2,192 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Custom 2 Storey READY FOR A NEW FAMILY! Located on a quiet cul de sac, STEPS AWAY FROM THE PARK and sought after Bessie Nichols School, with quick access to all of Edmonton via Anthony Henday. Corner lot with EXTRA PARKING. Gorgeous entry FILLED WITH NATURAL LIGHT. Main floor OFFICE WITH DUAL DOORS and view to the front. Open Great room with MAPLE KITCHEN, SS appliance, Island with eating bar plus a walk through pantry. GAS FIREPLACE in living room and dining nook WRAPPED IN WINDOWS. Multi level rear deck to LANDSCAPED YARD, built in playground and storage shed. Upstairs to the Loft with built in study and SECRET BOOKSHELF/DOOR to the bonus room WITH VAULTED CEILINGS and room to relax. Primary suite FIT FOR A KING with walk in closet and open ensuite. Bedrooms 2 and 3 are similar in size with a full bath adjacent. Basement is ready for future development. Garage is INSULATED AND HEATED. Newer A/C. Upgraded Shingles with SOLAR PANELS is better than Net Zero and Actually Earns. MOVE IN READY!!!

Built in 2006

### **Essential Information**

MLS® #

E4441868



|                |                        |
|----------------|------------------------|
| Price          | \$589,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,192                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20316 46 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0A7         |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Vinyl Windows, Solar Equipment |
| Parking   | Double Garage Attached, Heated, Insulated             |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                                                                                    |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                     |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Stone, Vinyl                                                     |
| Foundation        | Concrete Perimeter                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 71              |
| Zoning         | Zone 58         |

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Listing information last updated on August 22nd, 2025 at 6:47am MDT