

\$448,900 - 11407 46 Avenue, Edmonton

MLS® #E4459338

\$448,900

4 Bedroom, 1.50 Bathroom, 1,160 sqft
Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

GREAT VALUE in MALMO! This one-owner, 3-bedroom home is the perfect entry point into this highly desirable community. Just steps from the elementary school, itâ€™s ideal for families or first-time buyers. With a few thoughtful upgrades, this solid home has incredible potential to truly shine. Conveniently located near public transit, the LRT, and Southgate shopping Centre, youâ€™ll love the accessibility and lifestyle this property offers.

Built in 1965

Essential Information

MLS® #	E4459338
Price	\$448,900
Lease Rate	\$15
Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,160
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active



Community Information

Address	11407 46 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0A4

Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	2
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Malmo
Middle	Avalon
High	Harry Ainley

Additional Information

Date Listed	September 22nd, 2025
Days on Market	10

Zoning

Zone 15

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 October 2nd, 2025 at 9:17am MDT