

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

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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® #

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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	70
Zoning	Zone 58

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Listing information last updated on August 21st, 2025 at 9:17am MDT