

## \$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	12
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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 June 16th, 2025 at 12:17pm MDT