

## \$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	13
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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