

\$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 |

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 17th, 2025 at 6:32am MDT