

## \$539,800 - 20619 46 Avenue, Edmonton

MLS® #E4437313

**\$539,800**

3 Bedroom, 2.50 Bathroom, 1,828 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to your lovely home. Located in a quite cul-de-sac area with a huge back yard and backing onto trees. As you enter you will be greeted with open to above concept area, leading to the living room that has stone surrounded fireplace and where natural lights creates a cozy and homey feel. Whether you are a home chef or love hosting, the dining and stunning kitchen area is as functional and it is inviting. It is overlooking to a huge and expansive back yard which is also backing onto trees, nature filled ambiance perfect for relaxation and entertaining. Upstairs has spacious bonus room and 3 ample bedrooms. Has New Hot Water Tank. No carpet flooring, consist of Tiles and Vinyl Plank. Perfect location living in the city with nearby amenities, walking trails, parks, shopping area and walking distance to K-9 school. Near to WEM and easy access to Anthony Hendy. This home is best for comfort and convenience.

Built in 2007

### Essential Information

MLS® #	E4437313
Price	\$539,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,828
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20619 46 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0C2

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Carport, Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Middle	Bessie Nicholas School
--------	------------------------

### **Additional Information**

Date Listed	May 19th, 2025
Days on Market	16
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 4th, 2025 at 10:47am MDT