

## \$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. Wether you are a home chef or love hosting, the dinning 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. Upstrais 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 convience.

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 | 29             |
| Zoning         | Zone 58        |
| HOA Fees       | 150            |
| HOA Fees Freq. | Annually       |

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Listing information last updated on June 17th, 2025 at 7:17am MDT