

# \$563,000 - 20115 46 Avenue, Edmonton

MLS® #E4457825

**\$563,000**

4 Bedroom, 3.50 Bathroom, 1,957 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Finally, the wait is over for the perfect home in the sought after community of The Hamptons. This beautiful home has 4 bedroom & 3.5 half bath. The main floor has beautiful open floor concept with big living room, gas fireplace, good size kitchen, corner pantry, island, nook dining area & laundry. This home features, hardwood & ceramic tiles on the main, carpet upstairs & vinyl planks in the basement. The upper level has bonus room, master bedroom, en-suite with Jacuzzi and walk-in closet, two more good size bedrooms and huge full bath. The basement was developed in 2024 with lots of passion & creativity & comes with huge Rec. room, bedroom with Shoji door, full washroom with shower(LED rainfall), LED wall mirror & two separate storage. Latest upgrade include new fridge, washer, dryer in 2025 & some new light fixtures. The home is located on the quite street with schools, shopping, playgrounds, walking trails near by, along with an easy access to Whitemud and Henday. This home is must see!!!

Built in 2005

## Essential Information

MLS® # E4457825

Price \$563,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,957
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20115 46 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2X9

### **Amenities**

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Patio, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 15th, 2025
Days on Market	1
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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Listing information last updated on September 16th, 2025 at 8:02am MDT