

## \$579,900 - 21116 46 Avenue, Edmonton

MLS® #E4445859

**\$579,900**

4 Bedroom, 3.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Discover this exceptional 4-bdrm home perfectly situated in a serene setting, backing onto a beautiful greenspace with towering trees for added privacy and tranquility. Designed with family living in mind, this home features a spacious and functional layout with an abundance of natural light. The main floor offers an inviting open design, ideal for both everyday living and entertaining. The kitchen boasts modern finishes, ample cabinetry, and a large island that flows seamlessly into the living spaces. Upstairs, youâ€™ll find three generously sized bedrooms, including a luxurious primary suite with a walk-in closet and private ensuite. A standout feature of this home is the expansive bonus roomâ€”perfect for a media room, home office, or play area. The basement has a bedroom, 4 pc bathroom and a large space for entertaining. Step outside to your backyard retreat, where mature trees provide a peaceful backdrop. Located in a quiet, family-friendly neighbourhood close to parks, schools & amenities.

Built in 2006

### Essential Information

MLS® # E4445859

Price \$579,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,841
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21116 46 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 0G4

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Fenced, Flat Site, Landscaped, No Back Lane, Park/Reserve, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	7
Zoning	Zone 58

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