

## \$564,900 - 20343 46 Avenue, Edmonton

MLS® #E4454288

### \$564,900

3 Bedroom, 3.50 Bathroom, 2,023 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this meticulously maintained home offering 2022 sq ft plus a fully finished basement on a HUGE lot! From the moment you arrive, the charming curb appeal welcomes you inside to an open-concept main floor with access to the double-attached garage. A chef-inspired kitchen features stainless steel appliances, corner pantry, and a raised eating bar. The dining nook overlooks your deck and backyard with plenty of room to entertain, while the kids can play among the beautiful apple and fruit trees. A cozy living room showcases a large picture window with abundant natural light plus a gas fireplace. Main floor laundry and a 2pc bath add convenience. Upstairs, relax in a spacious bonus room or retreat to one of 3 large bedrooms, including the primary suite with double-door entry, walk-in closet, and a spa-like ensuite. The finished basement provides even more space for family, hobbies, or guests, making this the perfect home to live, grow, and create lasting memories!

Built in 2007

### Essential Information

MLS® # E4454288

Price \$564,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,023                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20343 46 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0A7         |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Animal Home |
| Parking Spaces | 2                                     |
| Parking        | Double Garage Attached                |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Tile Surround                                                                                             |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                      |
| Exterior Features | Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, |

|              |                                                 |
|--------------|-------------------------------------------------|
|              | Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                |
| Construction | Wood, Vinyl                                     |
| Foundation   | Slab                                            |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 58           |

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Listing information last updated on August 29th, 2025 at 8:17am MDT