

## \$584,900 - 20419 46 Avenue, Edmonton

MLS® #E4453074

**\$584,900**

3 Bedroom, 2.50 Bathroom, 2,214 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

The Hamptons welcomes you! Meticulous 2-story home. Numerous updates throughout (newer furnace, HWT, A/C, all bathrooms updated, lighting, carpet, shingles). Charming curb appeal w/front veranda & refreshed landscaping. Tremendous location, steps from Bessie Nichols School (& Catholic schools), Hamptons Park, local amenities & quick access to Henday for your commuting requirements. Welcoming foyer transitions to bright open concept Great Room boasting gas F/P with porcelain surround/mantle, geo wall-panels & amazing back yard view from tinted windows. Updated kitchen showcases upscale SS appliances, refaced 2-tone, soft-close cabinetry w/crown molding/kick-plates, quartz countertops & corner pantry. Main floor laundry room has access to garage. A few steps up you are greeted by vaulted family room & feature wall. Luxurious owner's suite has curved archway access to updated 4 pc ensuite (glass shower/soaker tub) & large WIC. 2 additional jr rooms & 4 pc bath. Fenced yard, tiered deck to paved patio & fire-pit.

Built in 2008

### Essential Information

MLS® # E4453074

Price \$584,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,214                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20419 46 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 0E3         |

### Amenities

|                |                                                                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Front Porch, No Animal Home, No Smoking Home, Patio, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                                                                                       |
| Parking        | Double Garage Attached                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                         |
| Fireplaces        | Insert, Mantel                                                                                                                                                              |
| Stories           | 2                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                            |

**Exterior**

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                                                     |

**School Information**

|            |                    |
|------------|--------------------|
| Elementary | BESSIE NICHOLS K-9 |
| Middle     | BESSIE NICHOLS K-9 |
| High       | JASPER PLACE 10-12 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 5                 |
| 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 August 19th, 2025 at 11:32pm MDT