# \$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, you'II 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.

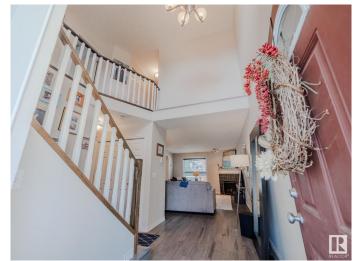
Built in 2006

#### **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 9

Zoning Zone 58

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Listing information last updated on July 13th, 2025 at 10:02am MDT