

## \$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 | 17                   |
| Zoning         | Zone 58              |
| HOA Fees       | 150                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 2nd, 2025 at 2:32am MDT