

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

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Listing information last updated on August 15th, 2025 at 11:33am MDT