

# \$449,999 - 11707 46 Avenue, Edmonton

MLS® #E4456913

**\$449,999**

5 Bedroom, 2.00 Bathroom, 1,104 sqft  
Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

This spacious 5-bedroom bungalow offers incredible versatility in one of Edmonton’s most desirable neighborhoods, Malmo Plains. The main floor features 3 bedrooms, a bright living space, and a well-appointed kitchen with stainless steel appliances. A separate entrance leads to the fully finished basement, complete with a second kitchen, 2 additional bedrooms, and large living area with gas fireplace. The backyard that includes back alley access, a double detached garage, an oversized outdoor parking stall, and a spacious storage shed. Conveniently located close to Southgate LRT and easy access to Whitemud Drive. This property is also close to schools, parks, shopping, and all amenities.

Built in 1965

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456913      |
| Price          | \$449,999     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,104         |
| Acres          | 0.00          |
| Year Built     | 1965          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11707 46 Avenue |
| Area        | Edmonton        |
| Subdivision | Malmo Plains    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0A6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Storage Shed, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-2, Natural Gas                                                  |
| Fireplace    | Yes                                                                        |
| Fireplaces   | Corner                                                                     |
| Stories      | 2                                                                          |
| Has Suite    | Yes                                                                        |
| Has Basement | Yes                                                                        |
| Basement     | Full, Finished                                                             |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                                           |
| Exterior Features | Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Stucco, Vinyl                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 54                  |

## Zoning

## Zone 15

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 November 2nd, 2025 at 5:02am MST