

\$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	12
Zoning	Zone 58
HOA Fees	150
HOA Fees Freq.	Annually

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