

## \$589,900 - 21116 46 Avenue, Edmonton

MLS® #E4445859

**\$589,900**

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, youâ€™ll 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 \$589,900

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 | 2              |
| Zoning         | Zone 58        |

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Listing information last updated on July 6th, 2025 at 12:02pm MDT