

# **\$559,900 - 11107 46 Avenue, Edmonton**

MLS® #E4425721

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,826 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

Comfortable family living in this well-kept & upgraded home in Malmo Plains! This character 2 storey home boasts 1,800+ sqft, 3+1 bedrooms, 2.5 baths with a fully finished basement and an oversized 22'X24' double detached garage. Main floor features a spacious foyer, enclosed family room w/ wood burning F/P and DEN w/ wood wall panels. Kitchen is upgraded with new SS appliances (2024) & eating area. Formal dining is off kitchen w/ patio door leading to a large & bright SUNROOM. Upstairs you will find 3 good sized bedrooms, a 4pc main bath & 2 pc ensuite in the primary bedroom. Fully finished basement has a second den, a 4th bedroom, a 3pc bath & laundry room. Recent upgrades include house roof (2014), garage roof (2023), vinyl windows (2021), hot water tank (2025) & fresh paint (2024). Very private south facing backyard w/ bricked patio & trees. Super location within 5 minute walking distance to southgate LRT and easy access to UofA & Downtown.

Built in 1964

## **Essential Information**

MLS® # E4425721

Price \$559,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,826                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11107 46 Avenue |
| Area        | Edmonton        |
| Subdivision | Malmo Plains    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0A2         |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Sunroom, Vinyl Windows |
| Parking   | Double Garage Detached, Over Sized   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Slab               |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Lendrum School      |
| Middle     | Avalon School       |
| High       | Harry Ainlay School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 37               |
| Zoning         | Zone 15          |

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Listing information last updated on April 20th, 2025 at 1:32am MDT