

## \$499,800 - 20132 46 Avenue, Edmonton

MLS® #E4443425

**\$499,800**

3 Bedroom, 2.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Welcome to this great 2-storey family home nestled on a quiet street in the Hamptons! Bright and functional layout with fresh paint and plenty of natural light throughout. The open-concept main floor features a spacious foyer and living room with gleaming hardwood floors. The kitchen offers ample maple cabinetry and counter space, flowing seamlessly into the dining area—perfect for family meals and entertaining. Upstairs boasts a large bonus room with cozy gas fireplace, a generous primary bedroom with 4pc ensuite and walk-in closet, plus two more bedrooms—one also with a walk-in closet—and a full 4pc main bath. Enjoy the fully fenced and landscaped backyard with a large deck—ideal for outdoor living. Walking distance to Hamptons Park and K-9 Bessie Nichols School. Convenient access to Anthony Henday, shopping at the Hamptons Market, Costco, and all amenities!

Built in 2005

### Essential Information

MLS® #	E4443425
Price	\$499,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,772
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	20132 46 Avenue
Area	Edmonton
Subdivision	The Hamptons
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 2X9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### **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	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Bessie Nichols School  
Middle                              Bessie Nichols School  
High                                Jasper Place School

**Additional Information**

Date Listed                      June 20th, 2025  
Days on Market                15  
Zoning                              Zone 58  
HOA Fees                         157.5  
HOA Fees Freq.                Annually

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