

## \$549,900 - 21116 46 Avenue, Edmonton

MLS® #E4448679

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,841 sqft  
Single Family on 0.00 Acres

The Hamptons, Edmonton, AB

Discover this exceptional 4-bdrm home backing onto a beautiful greenspace with towering trees for added privacy and tranquility. The main floor offers an inviting open design, the living room with a cozy corner fireplace, is a great size - ideal for both everyday living and entertaining. The kitchen boasts modern finishes, ample cabinetry, stainless appliances, gas stove, a large island, and the dining area has doors that lead to the deck. 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 is fully finished & has a bedroom, 4 pc bathroom and a large rec space for entertaining. Step outside to your backyard retreat, complete with a HOT TUB, 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® # | E4448679  |
| Price  | \$549,900 |



|                |                        |
|----------------|------------------------|
| 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 18th, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 58         |

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Listing information last updated on July 26th, 2025 at 5:32pm MDT