

# \$449,900 - 11719 46 Avenue, Edmonton

MLS® #E4441283

**\$449,900**

4 Bedroom, 2.00 Bathroom, 912 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

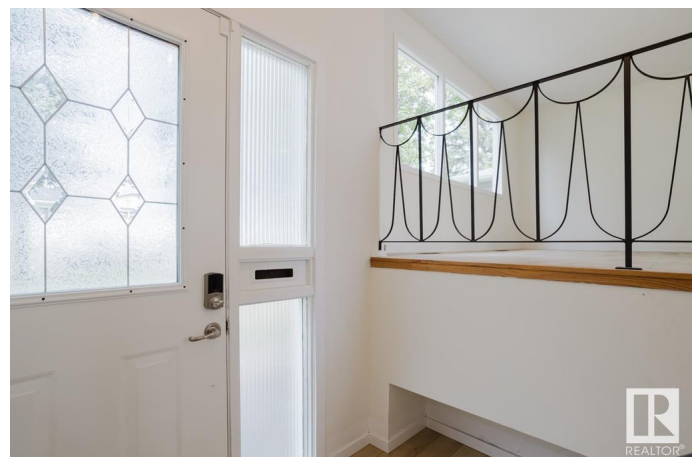
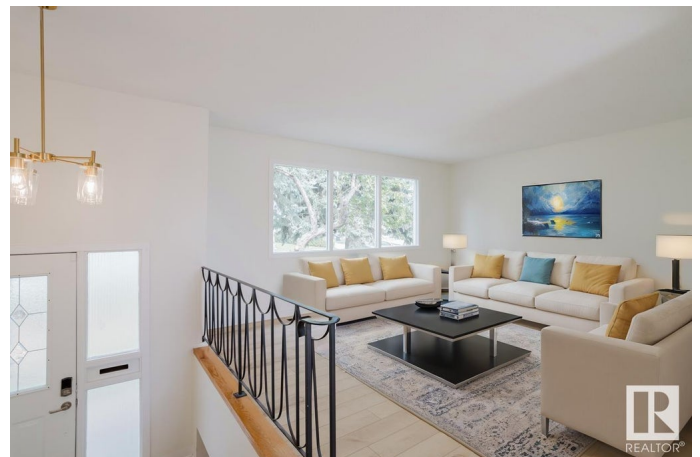
Recently updated, move-in-ready bi-level home features 4 bedrooms and 2 bathrooms. Landscaping contributes to a more private and a serene environment. Boasting a spacious living room filled with indirect light from large windows. Kitchen offers plenty of cabinet space, a generous dining area and it seamlessly connects to a large deck at the back. Upstairs, youâ€™ll find two comfortable-sized Bedrooms (large closet in master), a bathroom. The lower level has a separate entrance, a finished living room, complete with a wood-burning fireplace, a second bathroom and two more spacious bedrooms. A special feature is the Tyndall stone siding and fireplace mantle (actual fossils)! Separate RV parking. Malmo plains is an academic neighbourhood and this home is steps from the UofA's Michener Park redevelopment (with development underway). It's an incredible chance to buy into a relatively unknown and boutique area planned for catalyzed growth and regeneration, ideal for living, renting, or redevelopment.

Built in 1964

## Essential Information

MLS® # E4441283

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 912                    |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11719 46 Avenue |
| Area        | Edmonton        |
| Subdivision | Malmo Plains    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0A6         |

### **Amenities**

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Natural Gas BBQ Hookup       |
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Over Sized |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Stone Facing   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Back Lane, Fenced, Landscaped, No Through Road, Playground Nearby, Schools, Treed Lot |
| Roof              | Asphalt Shingles  |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 15        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 1:17am MDT