

## \$569,500 - 5301 46 Street, Two Hills

MLS® #E4460829

**\$569,500**

4 Bedroom, 3.50 Bathroom, 2,090 sqft

Single Family on 0.00 Acres

Two Hills, Two Hills, AB

Absolutely One of the Best Built, Premier Homes in the Friendly Community of Two Hills.

This Property Checks All the Boxes for a Young Family, Retirement Couple or a Business Person for Entertaining and Relaxing! Craftsmanship, Design and Quality Materials are Very Evident in the Construction of this Home. Features of the Home Include Custom Kitchen Cabinets, Quartz Countertops, Under Counter Lighting, Island, Top of the Line Kitchen Appliances, Sunken Living Room and Large Pantry. Spacious Primary Bedroom Boasts Walk-In Closet and a 3 Piece Ensuite with Custom Built Steam Shower. Main Floor Laundry, 2 More Bedrooms, 4 Piece Bathroom with a Jacuzzi Tub and a Mud Room Complete the Main Level. Basement with In Floor Heating Features Large Family Room, Bedroom, 3 Piece Bathroom and 2 Storage Rooms. 1082 sq. ft. Oversized Attached Garage, Features In Floor Heating, 14 ft Doors and Plenty of Room for Your Toys. 24000 sq. ft. Fenced Lot with Large Garden Area, Family Activates and Room for a Garage/Shop!

Built in 2014

### Essential Information

MLS® # E4460829

Price \$569,500



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,090
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	5301 46 Street
Area	Two Hills
Subdivision	Two Hills
City	Two Hills
County	ALBERTA
Province	AB
Postal Code	T0B 4K0

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Tankless, No Animal Home, R.V. Storage, Skylight, Vinyl Windows, See Remarks
Parking Spaces	6
Parking	Double Garage Attached, Front Drive Access, Heated, Over Sized, RV Parking

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Hardie Board Siding
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, Vegetable Garden, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Insulated Concrete Form

### School Information

Elementary	Two Hills
Middle	Two Hills
High	Two Hills

### Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	Zone 60

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Listing information last updated on October 4th, 2025 at 9:17pm MDT