

\$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 | 36 |
| Zoning | Zone 15 |

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Listing information last updated on April 18th, 2025 at 9:32pm MDT