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

MLS® #E4448679

#### \$549,900

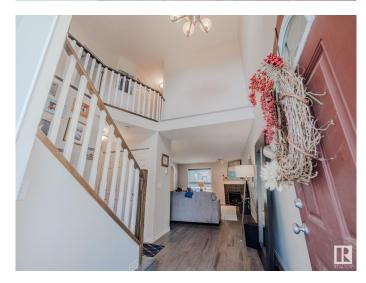
4 Bedroom, 3.50 Bathroom, 1,841 sqft Single Family on 0.00 Acres

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, you'II 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
Туре	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, V	/inyl						
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
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- Days on Market 12
- Zoning Zone 58

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Listing information last updated on July 30th, 2025 at 9:02pm MDT