

# \$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	21
Zoning	Zone 15

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