

## \$499,800 - 20132 46 Avenue, Edmonton

MLS® #E4443425

**\$499,800**

3 Bedroom, 2.50 Bathroom, 1,772 sqft

Single Family on 0.00 Acres

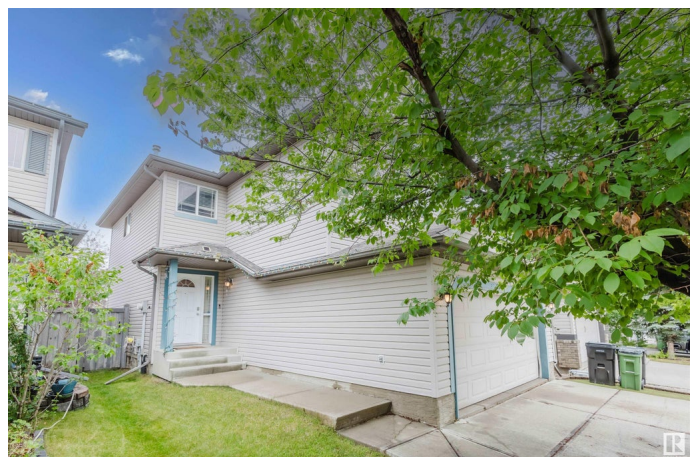
The Hamptons, Edmonton, AB

Welcome to this great 2-storey family home nestled on a quiet street in the Hamptons! Bright and functional layout with fresh paint and plenty of natural light throughout. The open-concept main floor features a spacious foyer and living room with gleaming hardwood floors. The kitchen offers ample maple cabinetry and counter space, flowing seamlessly into the dining area—perfect for family meals and entertaining. Upstairs boasts a large bonus room with cozy gas fireplace, a generous primary bedroom with 4pc ensuite and walk-in closet, plus two more bedrooms—one also with a walk-in closet—and a full 4pc main bath. Enjoy the fully fenced and landscaped backyard with a large deck—ideal for outdoor living. Walking distance to Hamptons Park and K-9 Bessie Nichols School. Convenient access to Anthony Henday, shopping at the Hamptons Market, Costco, and all amenities!

Built in 2005

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4443425  |
| Price      | \$499,800 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,772                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20132 46 Avenue |
| Area        | Edmonton        |
| Subdivision | The Hamptons    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2X9         |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                     |
| Parking        | Double Garage Attached                                                                                |

### 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           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished                                                                                          |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Bessie Nichols School  
Middle                              Bessie Nichols School  
High                                Jasper Place School

**Additional Information**

Date Listed                      June 20th, 2025  
Days on Market                47  
Zoning                              Zone 58  
HOA Fees                        157.5  
HOA Fees Freq.                Annually

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 August 6th, 2025 at 1:47am MDT