

## \$337,000 - 11410 46 Street, Edmonton

MLS® #E4461827

### \$337,000

4 Bedroom, 3.00 Bathroom, 1,259 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Amazing value! Great opportunity for a family home or an investment property. This bright, open and spacious bilevel is located on a large corner lot steps from a gorgeous park. The home has been updated with hardwood floors throughout the main, new windows and shingles. The large windows give the space beautiful light. The main floor features three bedrooms and two baths with one being ensuite to the primary. The lower level has a large family room area with a cozy wood burning fireplace to enjoy on winter evenings. A separate entrance and a second kitchen gives the owner options of a summer/spice kitchen or to allow for lower living space. The basement features a four piece bathroom with shower and large soaker tub.

Built in 1987

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461827  |
| Price          | \$337,000 |
| Lease Rate     | \$18      |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,259     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1987                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 11410 46 Street |
| Area        | Edmonton        |
| Subdivision | Beverly Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5W 5E4         |

### **Amenities**

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, No Smoking Home, Parking-Extra, Vinyl Windows |
| Parking   | Double Garage Detached, Heated                                         |

### **Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                       |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                              |
| Fireplaces        | Masonry                                                                                                                                |
| Stories           | 2                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                         |

### **Exterior**

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                         |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                                  |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 23            |

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 October 15th, 2025 at 7:32pm MDT