

## \$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

Zoning                    Zone 23

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