# \$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.



#### **Essential Information**

MLS® # E4461827 Price \$337,000

Lease Rate \$18

Bedrooms 4

Bathrooms 3.00

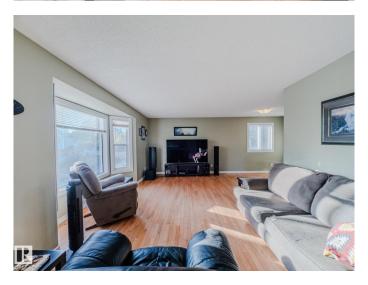
Full Baths 3

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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