

## \$449,900 - 11719 46 Avenue, Edmonton

MLS® #E4441283

**\$449,900**

4 Bedroom, 2.00 Bathroom, 912 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

Recently updated, move-in-ready bi-level home features 4 bedrooms and 2 bathrooms. Landscaping contributes to a more private and a serene environment. Boasting a spacious living room filled with indirect light from large windows. Kitchen offers plenty of cabinet space, a generous dining area and it seamlessly connects to a large deck at the back. Upstairs, you'll find two comfortable-sized Bedrooms (large closet in master), a bathroom. The lower level has a separate entrance, a finished living room, complete with a wood-burning fireplace, a second bathroom and two more spacious bedrooms. A special feature is the Tyndall stone siding and fireplace mantle (actual fossils)! Separate RV parking. Malmo plains is an academic neighbourhood and this home is steps from the UofA's Michener Park redevelopment (with development underway). It's an incredible chance to buy into a relatively unknown and boutique area planned for catalyzed growth and regeneration, ideal for living, renting, or redevelopment.

Built in 1964

### Essential Information

MLS® # E4441283

Price \$449,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	912
Acres	0.00
Year Built	1964
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	11719 46 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0A6

### **Amenities**

Amenities	Deck, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Fenced, Landscaped, No Through Road, Playground Nearby, Schools, Treed Lot
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	5
Zoning	Zone 15

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