

## **\$810,000 - 4318 46 Street, Edmonton**

MLS® #E4425149

**\$810,000**

5 Bedroom, 3.00 Bathroom, 2,753 sqft  
Single Family on 0.00 Acres

Jackson Heights, Edmonton, AB

Step into luxury with this stunning 2,752 sq. ft. home, featuring OPEN-TO-BELOW design and set on a LARGE 909 sq.m. pie-shaped lot. The chef-inspired kitchen boasts bespoke cabinetry, a 60â€• Wolf oven and hood, premium stainless steel appliances, and granite countertops. Brazilian cherry hardwood floors, slate accents, and plush new carpeting seamlessly blend luxury and warmth. The main floor features 2 living areas, a office and full bathroom. Upstairs, the primary bedroom features a spa-like ensuite with a steam shower and custom California Closets. There are also 3 additional bedrooms, a bonus room, and another full bathroom. Outside, enjoy a front yard with fresh stucco, synthetic lawn, and mature trees. The private backyard oasis includes a covered deck , custom outdoor fireplace, and fire pit area. This move-in-ready home also features a HEATED GARAGE with a show-home finish and is conveniently located near golf courses, shopping centers, schools, and scenic ravine trails. Your dream home awaits!

Built in 1992

### **Essential Information**

MLS® # E4425149

Price \$810,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,753                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4318 46 Street  |
| Area        | Edmonton        |
| Subdivision | Jackson Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6L9         |

### **Amenities**

|           |                                                                                                                                                                                                                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Skylight, Television Connection, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                                                                                                                                                                                               |

### **Interior**

|                   |                                                                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Gas, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                   |
| Stories           | 2                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                                                            |

### **Exterior**

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl, Stucco                                                                                                                                           |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Wood Shingles                                                                                                                                                        |
| Construction      | Wood, Brick, Vinyl, Stucco                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                                   |

### **Additional Information**

Date Listed March 11th, 2025

Days on Market 24

Zoning Zone 29

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Listing information last updated on April 4th, 2025 at 5:47am MDT