

## \$745,000 - 4318 46 Street, Edmonton

MLS® #E4450825

**\$745,000**

4 Bedroom, 3.00 Bathroom, 2,766 sqft

Single Family on 0.00 Acres

Jackson Heights, Edmonton, AB

Located on a large pie-shaped lot in a quiet cul-de-sac within the well-established community of Jackson Heights, this spacious and well-maintained home is perfect for big multi-generational families. It has four bedrooms plus a bonus room upstairs, a main floor bedroom or yoga room and a full bathroom on the main level. The bright and open layout includes a stunning open-to-below design with large windows and skylights that fill the home with natural light. Built with 2"x6" thick walls, the home offers excellent insulation and soundproofing. The kitchen is equipped with a 60" Wolf range, granite countertops, and quality stainless steel appliances, opening into a warm and inviting family room. The primary bedroom offers a spa-like ensuite with a soaker tub and access to a private balcony is ideal for fresh air. Outside, enjoy a beautifully landscaped backyard with a gazebo, custom fireplace, pergola, and two storage sheds. Also, include a heated double garage, sensor lighting & thoughtful finishes throughout.

Built in 1992

### Essential Information

MLS® # E4450825

Price \$745,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,766                  |
| 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 | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Fire Pit, Gazebo, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Skylight, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached                                                                                                                                                                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Curtains and Blinds |
| 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, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, See Remarks |
| Roof              | Wood Shingles                                                                                                                                                            |
| Construction      | Wood, Brick, Vinyl, Stucco                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 29          |

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Listing information last updated on August 2nd, 2025 at 8:17am MDT