

\$399,000 - 2524 46a Street, Edmonton

MLS® #E4437670

\$399,000

4 Bedroom, 2.00 Bathroom, 1,010 sqft
Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to your family oasis in a prime neighbourhood. This inviting 3 bedroom, 2 bath home offers bright, open interiors perfect for modern family living. The stunning kitchen features a wow factor island, gas stove, updated lighting, skylight and a west-facing window framing garden views, while the spacious living room benefits from a large, front window that floods the space with natural light. Modern updates include paint, refreshed flooring, and accent walls, and contemporary fixtures in both the kitchen and bath. The primary bedroom offers ample closet space. Basement is ready for your imagination. Outdoors, enjoy a large patio, a mature yard, parking for 4 vehicles, and room for a future garage. Located on a quiet loop street near schools, shopping, transit, and clinics, this charming home is ready to welcome you.

Built in 1980

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4437670 |
| Price | \$399,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,010 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1980 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2524 46a Street |
| Area | Edmonton |
| Subdivision | Weinlos |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6L 3X8 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | Air Conditioner, Deck, Skylight |
| Parking | No Garage, See Remarks |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Metal |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Metal |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 2 |
| Zoning | Zone 29 |

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