Courtesy Of Shaz Murji Of Initia Real Estate

$479,999 - 11707 46 Avenue, Edmonton

MLS® #E4456913

$479,999
5 Bedroom, 2.00 Bathroom, 1,104 sqft
Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

This spacious 5-bedroom bungalow offers incredible versatility in one of Edmontonâ€™s most desirable neighborhoods, Malmo Plains.The main floor features 3 bedrooms, a bright living space, and a well-appointed kitchen with stainless steel appliances. A separate entrance leads to the fully finished basement, complete with a second kitchen, 2 additional bedrooms, and large living area with gas fireplace. The backyard that includes back alley access, a double detached garage, an oversized outdoor parking stall, and a spacious storage shed. Conveniently located close to Southgate LRT and easy access to Whitemud Drive. This property is also close to schools, parks, shopping, and all amenities.

Built in 1965

Essential Information

MLS® #	E4456913
Price	$479,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.00
Year Built	1965
Type	Single Family

Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11707 46 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0A6

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Storage Shed, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
Days on Market	9

Zoning Zone 15

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