

# \$448,900 - 11407 46 Avenue, Edmonton

MLS® #E4459338

## \$448,900

4 Bedroom, 1.50 Bathroom, 1,160 sqft  
Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

GREAT VALUE in MALMO! This one-owner, 3-bedroom home is the perfect entry point into this highly desirable community. Just steps from the elementary school, itâ€™s ideal for families or first-time buyers. With a few thoughtful upgrades, this solid home has incredible potential to truly shine. Conveniently located near public transit, the LRT, and Southgate shopping Centre, youâ€™ll love the accessibility and lifestyle this property offers.

Built in 1965

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4459338               |
| Price          | \$448,900              |
| Lease Rate     | \$15                   |
| Bedrooms       | 4                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,160                  |
| Acres          | 0.00                   |
| Year Built     | 1965                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 11407 46 Avenue |
| Area        | Edmonton        |
| Subdivision | Malmo Plains    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6H 0A4         |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Vinyl Windows    |
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|              |                                                                          |
|--------------|--------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                |
| Fireplace    | Yes                                                                      |
| Fireplaces   | Glass Door, See Remarks                                                  |
| Stories      | 2                                                                        |
| Has Basement | Yes                                                                      |
| Basement     | Full, Partially Finished                                                 |

## Exterior

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

## School Information

|            |              |
|------------|--------------|
| Elementary | Malmo        |
| Middle     | Avalon       |
| High       | Harry Ainley |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 36                   |

## Zoning

## Zone 15

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Listing information last updated on October 28th, 2025 at 3:17am MDT