

Courtesy Of Dave Cousins Of RE/MAX River City

# \$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	1
Zoning	Zone 29

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Listing information last updated on May 22nd, 2025 at 4:32pm MDT