

\$337,000 - 11410 46 Street, Edmonton

MLS® #E4461827

\$337,000

4 Bedroom, 3.00 Bathroom, 1,259 sqft
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Amazing value! Great opportunity for a family home or an investment property. This bright, open and spacious bilevel is located on a large corner lot steps from a gorgeous park. The home has been updated with hardwood floors throughout the main, new windows and shingles. The large windows give the space beautiful light. The main floor features three bedrooms and two baths with one being ensuite to the primary. The lower level has a large family room area with a cozy wood burning fireplace to enjoy on winter evenings. A separate entrance and a second kitchen gives the owner options of a summer/spice kitchen or to allow for lower living space. The basement features a four piece bathroom with shower and large soaker tub.



Built in 1987

Essential Information

MLS® #	E4461827
Price	\$337,000
Lease Rate	\$18
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,259
Acres	0.00

Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	11410 46 Street
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 5E4

Amenities

Amenities	Closet Organizers, Deck, No Smoking Home, Parking-Extra, Vinyl Windows
Parking	Double Garage Detached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplaces	Masonry
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 11th, 2025
Days on Market	11
Zoning	Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 22nd, 2025 at 12:47pm MDT