

## **\$697,000 - 4228 46 St Nw, Edmonton**

MLS® #E4456655

**\$697,000**

5 Bedroom, 3.00 Bathroom, 2,151 sqft

Single Family on 0.00 Acres

Jackson Heights, Edmonton, AB

Over 4000 square feet of living space! Welcome to this spacious bungalow on one of the largest lots in Jackson Heights! This 5 bedroom, 3 bath home has been well maintained with features such as Italian tile, hardwood flooring, widened doors, foyer water feature & skylight, sunken living room, main floor laundry, 4 piece ensuite with jetted tub, and a two-sided fireplace. Fully finished basement features a second kitchen, utility, storage and rec room space, with soundproof insulation - keeping noise down! Double attached garage is insulated with 8' doors, 10+' ceilings, new heater installed in 2023. Massive backyard features a deck, covered patio, and large vegetable garden. Other upgrades and features of this charming home include new shingles in 2024, two newer furnaces with nest thermostats, gas BBQ hookup, and all copper plumbing (no Poly-B). Under 10 minutes to Grey Nuns Community Hospital, under 5 to Whitemud Drive, walking distance to schools and shopping! Welcome home!

Built in 1991

### **Essential Information**

MLS® # E4456655

Price \$697,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,151                  |
| Acres          | 0.00                   |
| Year Built     | 1991                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4228 46 St Nw   |
| Area        | Edmonton        |
| Subdivision | Jackson Heights |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6L 6L9         |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, Skylight, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached, Heated, Insulated                                                   |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                      |
| Appliances        | Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, TV Wall Mount |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                   |
| Fireplaces        | Double Sided                                                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                        |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                             |
| Exterior Features | Cul-De-Sac, Fenced, Golf Nearby, Shopping Nearby, Vegetable Garden, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Brick, Stucco                                                             |
| Foundation        | Concrete Perimeter                                                              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 45                  |
| Zoning         | Zone 29             |

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Listing information last updated on October 19th, 2025 at 10:17pm MDT