

## \$448,900 - 11703 46 Avenue, Edmonton

MLS® #E4443490

**\$448,900**

5 Bedroom, 2.00 Bathroom, 1,095 sqft

Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

**GREAT VALUE MALMO PLAINS LOCATION... FIVE (5) BEDROOMS & TWO FULL BATHROOMS! (3 Bedrooms UP and 2 Bedrooms +SECOND IN-LAW KITCHEN & Bathroom in BASEMENT). THIS SOLID CURB APPEAL PROPERTY is on a 50ft X 120ft LOT that has a Sunny South Yard plus a Single Car Garage with extra parking. Home has CENTRAL A/C, and the Shingles were replaced in 2016 (5K), Stackable Wash/Dryer is newer (2022), Basement fridge (2021), and the Hot Water Tank was replaced in 2017. Basement wiring was professionally upgraded with City Permit in 2019 (3.4K). Freshly painted and ready to move-in! Close to Southgate Mall (walking path in alley connects to the LRT and Mall pedestrian overpass), schools, transit and only minutes to U of A! Immediate possession is available!**

Built in 1965

### Essential Information

MLS® #	E4443490
Price	\$448,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.00



Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	11703 46 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0A6

### Amenities

Amenities	See Remarks
Parking Spaces	3
Parking	RV Parking, Single Garage Detached

### Interior

Appliances	Air Conditioning-Central, Garage Opener, Hood Fan, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Malmo Elementary
High	Harry Ainley

**Additional Information**

Date Listed                June 20th, 2025  
Days on Market        5  
Zoning                    Zone 15

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Listing information last updated on June 25th, 2025 at 7:32am MDT