

## \$799,900 - 4318 46 Street, Edmonton

MLS® #E4431951

### \$799,900

5 Bedroom, 3.00 Bathroom, 2,753 sqft  
Single Family on 0.00 Acres

Jackson Heights, Edmonton, AB

Step into luxury with this stunning 2,752 sq. ft. home, featuring OPEN-TO-BELOW design and set on a LARGE 909 sq.m. pie-shaped lot. The chef-inspired kitchen boasts bespoke cabinetry, a 60â€• Wolf oven and hood, premium stainless steel appliances, and granite countertops. Brazilian cherry hardwood floors, slate accents, and plush new carpeting seamlessly blend luxury and warmth. The main floor features 2 living areas, a office and full bathroom. Upstairs, the primary bedroom features a spa-like ensuite with a steam shower and custom California Closets. There are also 3 additional bedrooms, a bonus room, and another full bathroom. Outside, enjoy a front yard with fresh stucco, synthetic lawn, and mature trees. The private backyard oasis includes a covered deck, custom outdoor fireplace, and fire pit area. This move-in-ready home also features a HEATED GARAGE with a show-home finish and is conveniently located near golf courses, shopping centers, schools, and scenic ravine trails. Your dream home awaits!

Built in 1992

### Essential Information

MLS® #	E4431951
Price	\$799,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,753
Acres	0.00
Year Built	1992
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4318 46 Street
Area	Edmonton
Subdivision	Jackson Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 6L9

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit, Hot Water Instant, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Skylight, Television Connection, Vinyl Windows
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Storage Shed, Stove-Gas, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl, Stucco
Exterior Features	Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Wood Shingles
Construction	Wood, Brick, Vinyl, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 21st, 2025

Days on Market 3

Zoning Zone 29

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