

# \$454,000 - 19044 46 Avenue, Edmonton

MLS® #E4425650

**\$454,000**

4 Bedroom, 2.00 Bathroom, 1,001 sqft  
Single Family on 0.00 Acres

Jamieson Place, Edmonton, AB

What more can you ask for! 4 BEDROOMS, FINISHED BASEMENT, HUGE CORNER LOT W/ RV PARKING, BRAND NEW STAINLESS APPLIANCES! When you first walk into this gorgeous home, you will notice a huge coat closet. Walking in, you are greeted by the bright and spacious living room, w/ a huge bay window, allowing for natural lighting. Walk a few steps further, and you'll come to the kitchen featuring a pantry as well as a sliding door to your backyard/deck. 2 huge bedrooms and a 4pc. main bathroom round out the main floor. Heading downstairs you will pass the large utility/laundry room. You will be blown away by the huge living room, that offers many wall outlets & sound system outlets allowing for a wicked rec room. The downstairs also offers 2 bedrooms as well as a 3 piece bathroom. Going outside the first thing you will notice is the size of the backyard that offers an RV gate for parking and shed for storage. Plus NEW SHINGLES IN 2024

Built in 2005

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4425650  |
| Price     | \$454,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,001                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 19044 46 Avenue |
| Area        | Edmonton        |
| Subdivision | Jamieson Place  |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2Y2         |

### **Amenities**

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Deck, Fire Pit                    |
| Parking   | Double Garage Attached, Insulated |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Storage Shed, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Corner Lot, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Slab  |

### **Additional Information**

Date Listed March 14th, 2025

Days on Market 35

Zoning Zone 20

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Listing information last updated on April 18th, 2025 at 4:17pm MDT