

# \$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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