

## \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 12:02pm MDT