

Courtesy Of Reggie Sandhu Of KIC Realty

## **\$745,000 - 4318 46 Street, Edmonton**

MLS® #E4450825

**\$745,000**

4 Bedroom, 3.00 Bathroom, 2,766 sqft  
Single Family on 0.00 Acres

Jackson Heights, Edmonton, AB

Located on a large pie-shaped lot in a quiet cul-de-sac within the well-established community of Jackson Heights, this spacious and well-maintained home is perfect for big multi-generational families. It has four bedrooms plus a bonus room upstairs, a main floor bedroom or yoga room and a full bathroom on the main level. The bright and open layout includes a stunning open-to-below design with large windows and skylights that fill the home with natural light. Built with 2"x6" thick walls, the home offers excellent insulation and soundproofing. The kitchen is equipped with a 60" Wolf range, granite countertops, and quality stainless steel appliances, opening into a warm and inviting family room. The primary bedroom offers a spa-like ensuite with a soaker tub and access to a private balcony is ideal for fresh air. Outside, enjoy a beautifully landscaped backyard with a gazebo, custom fireplace, pergola, and two storage sheds. Also, include a heated double garage, sensor lighting & thoughtful finishes throughout.

Built in 1992

### **Essential Information**

MLS® #	E4450825
Price	\$745,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,766
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	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Fire Pit, Gazebo, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat, Skylight, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher - Energy Star, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Stove-Gas, Vacuum Systems, Washer, Curtains and Blinds
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, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Schools, See Remarks
Roof	Wood Shingles
Construction	Wood, Brick, Vinyl, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 29

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