

# \$189,500 - 4807 46 Street, Two Hills

MLS® #E4453715

**\$189,500**

3 Bedroom, 2.00 Bathroom, 935 sqft  
Single Family on 0.00 Acres

Two Hills, Two Hills, AB

Original Owner! First Time on the Market! Pride of Ownership Shows Through Out this Well Maintained and Upgraded Home. Upgrades In Recent Years Include, Metal Roof, Vinyl Windows, Vinyl Siding, Newer Hot Water Tank and a New Electrical Panel. Kitchen includes an abundance of Kitchen Cabinets , flows into Dining Area which continues on to a Spacious Living Room. Completing the Main Floor are, 2 Bedrooms with Plenty of Closet Space ,4 Piece Bathroom and a Storage Room which could be easily Converted into Main Floor Laundry. Basement, Features Family Room, Bedroom, 3 Piece Bathroom, Laundry /Utility Room Plus Plenty of Storage Area. 7375 sq. ft. Yard Boasts a 20' x 24' Garage, Garden Area, Storage Space and still Plenty of Room for Family Activities. This may be the Property you are looking for! Must View!

Built in 1961

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453715  |
| Price      | \$189,500 |
| Lease Rate | \$15      |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 935                    |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4807 46 Street |
| Area        | Two Hills      |
| Subdivision | Two Hills      |
| City        | Two Hills      |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0B 4K0        |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Hot Water Natural Gas, Vinyl Windows |
| Parking Spaces | 4                                                                           |
| Parking        | Double Garage Detached, See Remarks                                         |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Finished                                                                               |

### Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                        |
| Exterior Features | Airport Nearby, Back Lane, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Metal                                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                 |

**School Information**

|            |           |
|------------|-----------|
| Elementary | Two Hills |
| Middle     | Two Hills |
| High       | Two Hills |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 60                |
| Zoning         | Zone 60           |

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 October 18th, 2025 at 7:02am MDT