

\$449,999 - 11707 46 Avenue, Edmonton

MLS® #E4456913

\$449,999

5 Bedroom, 2.00 Bathroom, 1,104 sqft
Single Family on 0.00 Acres

Malmo Plains, Edmonton, AB

This spacious 5-bedroom bungalow offers incredible versatility in one of Edmonton’s most desirable neighborhoods, Malmo Plains. The main floor features 3 bedrooms, a bright living space, and a well-appointed kitchen with stainless steel appliances. A separate entrance leads to the fully finished basement, complete with a second kitchen, 2 additional bedrooms, and large living area with gas fireplace. The backyard that includes back alley access, a double detached garage, an oversized outdoor parking stall, and a spacious storage shed. Conveniently located close to Southgate LRT and easy access to Whitemud Drive. This property is also close to schools, parks, shopping, and all amenities.

Built in 1965

Essential Information

MLS® #	E4456913
Price	\$449,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.00
Year Built	1965
Type	Single Family



Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	11707 46 Avenue
Area	Edmonton
Subdivision	Malmo Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 0A6

Amenities

Amenities	See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Hood Fan, Storage Shed, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
Days on Market	46

Zoning

Zone 15

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 25th, 2025 at 5:02am MDT