

## \$369,000 - 3316 46 St. Street, Edmonton

MLS® #E4434494

**\$369,000**

3 Bedroom, 2.00 Bathroom, 881 sqft

Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Very nicely maintained home (seller occupied 39 yrs.). New inside doors-trim™s & baseboards in 2016. New furnace & HWT in 2016. New asphalt shingles in 2014. New main floor windows in 2016. New gutters in 2021. Freshly painted a few years ago. Very bright open living area with large kitchen, large dining room and living room, large kitchen pantry. Basement is partially finished with a good size bedroom (12.3x12.5) as well as a 3 pce. Bathroom. And recreation area. Newly built deck in 2022 w/ aluminum railings. This home is located in a quiet mature neighborhood surrounded by mature trees. Just blocks to school, shopping malls and grocery stores. Large recreation centres nearby. Firepit in the back yard surrounded by beautiful spruce trees. Gray Nuns Hospital only blocks away.

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434494  |
| Price          | \$369,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 881       |
| Acres          | 0.00      |
| Year Built     | 1982      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3316 46 St. Street |
| Area        | Edmonton           |
| Subdivision | Weinlos            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6L 4X4            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Deck, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 3   |
| Parking        | Front Drive Access, No Garage, Parking Pad Cement/Paved   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garburator, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings, TV Wall Mount, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Treed Lot |
| Lot Description   | 10.98 F/16/35.94 Left/32.  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### School Information

|            |          |
|------------|----------|
| Elementary | 2 blocks |
| Middle     | 2 blocks |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 59            |
| Zoning         | Zone 29       |

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Listing information last updated on July 3rd, 2025 at 2:03pm MDT