

## \$389,000 - 3316 46 St. Street, Edmonton

MLS® #E4434494

**\$389,000**

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	\$389,000
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	42
Zoning	Zone 29

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