

Courtesy Of Kelly A Grant Of Sweetly

\$340,000 - 3307 46 Street, Edmonton

MLS® #E4422078

\$340,000

3 Bedroom, 1.50 Bathroom, 1,141 sqft
Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Welcome to this 2-storey home located on a corner lot in the friendly neighborhood of Weinlos. With 1,141 sq. ft. of living space, this 3-bedroom, 1.5-bathroom home is ideal for families. Main floor features a bright and inviting living room, a newly renovated functional kitchen with new S/S appliances, and a separate dining room – perfect for family meals or entertaining guests. A convenient 2-pc bath is also located on this level. Upstairs, you'll find 3 generously-sized bedrooms and a full 4-pc bathroom. Step outside to the fenced backyard, where you can host gatherings on the deck. Recent upgrades include fresh paint throughout, new toilets and hardware, and a brand new kitchen. Property also features central A/C (2016) on-demand HWT (2014) and furnace (2015). The location is unbeatable, with nearby parks, playgrounds, schools, bus stops, and grocery stores all within easy reach. This property is pre-inspected, available for your review and available for immediate possession.

Built in 1981

Essential Information

MLS® #	E4422078
Price	\$340,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,141
Acres	0.00
Year Built	1981
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3307 46 Street
Area	Edmonton
Subdivision	Weinlos
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 4R8

Amenities

Amenities	Air Conditioner, Deck
Parking	No Garage

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Weinlos School
Middle	Kate Chegwin School
High	J. Percy Page School

Additional Information

Date Listed	February 19th, 2025
Days on Market	23
Zoning	Zone 29

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Listing information last updated on March 14th, 2025 at 7:02am MDT