

\$350,000 - 12210 46 Street, Edmonton

MLS® #E4448242

\$350,000

5 Bedroom, 2.00 Bathroom, 1,210 sqft

Single Family on 0.00 Acres

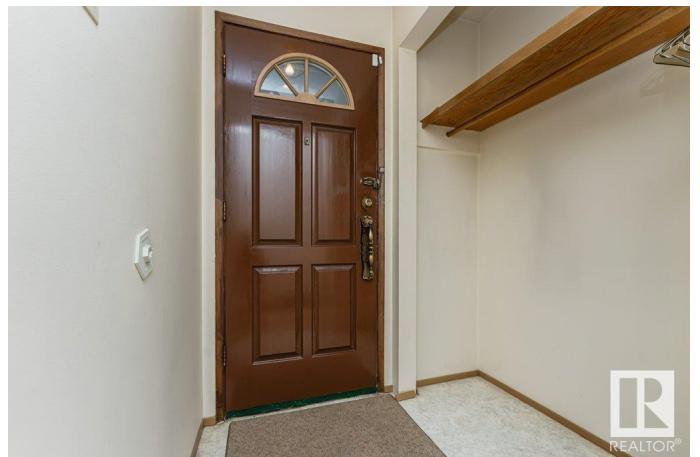
Bergman, Edmonton, AB

Looking for a very clean and well maintained bungalow on a large 576 sq. metre lot on a tree lined street just one block away from a school and park? Your search may be over! Lets start with the bright living room with large picture window and vaulted ceiling with an open beam. There is a spacious primary and 2 additional bedrooms on the main. The basement is fully finished with a family room, 2 bedrooms, 4 pce. bath, laundry room and a cold room. The large insulated double garage has 2 new garage doors that are approximately 6 yrs old. The west facing yard is fully fenced and there is an interlocking brick patio for those warm summer days. The house was resingled approximately 6 years ago and the eavestroughs were just redone last year. The furnace and hot water tank were replaced approximately 10 yrs. ago. This is a great starter just waiting for the right family to make it their own!

Built in 1968

Essential Information

MLS® #	E4448242
Price	\$350,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2



Square Footage	1,210
Acres	0.00
Year Built	1968
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	12210 46 Street
Area	Edmonton
Subdivision	Bergman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 2W6

Amenities

Amenities	No Animal Home, No Smoking Home, Patio, Television Connection, Vaulted Ceiling
Parking	Double Garage Detached, Insulated

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 17th, 2025
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Days on Market 1

Zoning Zone 23

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Listing information last updated on July 18th, 2025 at 11:32am MDT