

## \$289,900 - 4802 46 Avenue, Mayerthorpe

MLS® #E4457475

**\$289,900**

5 Bedroom, 2.00 Bathroom, 1,097 sqft

Single Family on 0.00 Acres

Mayerthorpe, Mayerthorpe, AB

Exceptional family home in Mayerthorpe! This 3+2 bed, 2.5 bath home boasts an exceptional floorplan top to bottom. From the bright living room w/fireplace, clean kitchen w/island, ample cabinetry & counter space, and the family dinning area. There's also the primary bedroom w/large closet and 2-piece ensuite, and 2 addition main floor bedrooms offering even more living space for your family. The 4-piece bathroom, storage closet, and back entrance closet complete the main floor. The lower level shines with a huge rec. room w/fireplace and hot tub, 2-piece bath, 2 additional bedrooms, storage closet, and convenient utility/laundry room. The private landscaped backyard includes a low maintenance deck w/NG BBQ hook-up plus storage underneath, shed, and a beautiful apple tree. There's also a huge double detached garage giving you plenty of parking, plus RV parking. Located on a paved street and steps to school, park, shopping, and hospital. This home is a rare find! Move-in ready with charm & modern updates.

Built in 1975

### Essential Information

MLS® # E4457475

Price \$289,900



Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,097
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	4802 46 Avenue
Area	Mayerthorpe
Subdivision	Mayerthorpe
City	Mayerthorpe
County	ALBERTA
Province	AB
Postal Code	T0E 1N0

### Amenities

Amenities	On Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Tub, Hot Water Tankless, Smart/Program. Thermostat, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 12th, 2025
Days on Market	3
Zoning	Zone 70

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