

# \$299,000 - 4318 46 Avenue, Mayerthorpe

MLS® #A2202067

**\$299,000**

4 Bedroom, 3.00 Bathroom, 1,466 sqft

Residential on 0.19 Acres

NONE, Mayerthorpe, Alberta

Spacious and inviting, this raised bungalow offers over 2,930 sq. ft. of living space, blending comfort and practicality. From the front cold porch you will walk into the spacious side entry full of storage. The large kitchen and dining area boast solid wood cabinets that flow into a bright, open-front living room. The main floor features a generous primary bedroom, a second bedroom, and convenient main-floor laundry.

Downstairs, the basement is ready for entertainment—whether it's a games room, movie night, or both! A wet bar setup awaits your finishing touch, alongside two more large bedrooms, a cold room, and extra storage. A standout feature? A high efficiency forced air furnace in 2020 plus a boiler for in-floor heat (in the basement). This allows for separate controls and year-round comfort. New shingles in 2018 plus exterior siding and eaves were replaced in 2020.

Outside, the insulated and finished detached garage/workshop—accessible via the back alley—is perfect for projects or storage. There is a 220 outlet for your big tasks. The manicured, fenced yard includes fruit trees and a garden spot, adding charm and function.

Nestled on one of Mayerthorpe's best streets, this home is just steps from the hospital, elementary school, and lodge, with shopping conveniently down the street. This



gem wonâ€™t last long!

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2202067    |
| Price          | \$299,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,466       |
| Acres          | 0.19        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4318 46 Avenue       |
| Subdivision | NONE                 |
| City        | Mayerthorpe          |
| County      | Lac Ste. Anne County |
| Province    | Alberta              |
| Postal Code | T0E 1N0              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Storage, Vinyl Windows                         |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Gas Water Heater |
| Heating           | Forced Air  |
| Cooling           | None  |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Lighting, Private Entrance, Private Yard, Rain Gutters, Storage                |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Yard Lights |
| Roof              | Asphalt Shingle  |
| Construction      | Mixed  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 42               |
| Zoning         | R1               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | ROYAL LEPAGE MODERN REALTY |
|----------------|----------------------------|

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