

# \$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, Rectangular Lot, Private, Yard Lights
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	23
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE MODERN REALTY
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