

# \$214,999 - 4901 46 Avenue, Violet Grove

MLS® #E4445723

## \$214,999

3 Bedroom, 2.00 Bathroom, 1,518 sqft  
Single Family on 0.00 Acres

Violet Grove, Violet Grove, AB

Motivated Sellers Offering This 3 Bed 2 Bath with over 1500 sq ft to enjoy! A spacious Open Floor Plan includes an expansive kitchen with loads of storage plus a separate pantry! The dining space is enhanced with the addition of island eating area. The Spacious Primary Bedroom has new vinyl plank flooring and an ample sized 4pc ensuite. The entire home has had a new fresh coat paint! The front entrance has a small deck while entry to the back door is off of a large covered deck with built in planters. There is also a 16x24 heated garage..all on just under an acre of land. A new fence will be finished shortly! Cheap taxes, Minutes from Drayton! Why rent..This makes sense! WELL WORTH A LOOK!

Built in 2005

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4445723      |
| Price          | \$214,999     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,518         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4901 46 Avenue |
| Area        | Violet Grove   |
| Subdivision | Violet Grove   |
| City        | Violet Grove   |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T7A 2A1        |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Deck, No Smoking Home, Vaulted Ceiling                |
| Parking   | Heated, Insulated, Over Sized, Single Garage Attached |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Stories           | 1                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | None, No Basement                                                                         |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | See Remarks, Vinyl                          |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane |
| Roof              | Asphalt Shingles                            |
| Construction      | See Remarks, Vinyl                          |
| Foundation        | Block                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 52             |
| Zoning         | Zone 90        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR® , REALTORS® ) and/or the quality of services they provide (MLS® , Multiple Listing Service® )

Listing information last updated on August 24th, 2025 at 4:02am MDT