

\$578,900 - 5301 46 Street, Two Hills

MLS® #A2205914

\$578,900

4 Bedroom, 4.00 Bathroom, 1,952 sqft
Residential on 0.59 Acres

NONE, Two Hills, Alberta

Visit REALTOR website for additional information.

Beautiful 4 bedroom, 2.2 bathrooms, 2077 sq ft custom home the open concept main floor is spacious with tons of natural light. The kitchen is every cook's dream with quality LG stainless appliances, corner pantry, Cambria quartz countertops, oversize island, & custom cabinet lighting. Engineered commercial grade flooring throughout. All bedrooms are good size. Primary bedroom has walk in closet & 4 pc ensuite. Expansive finished basement has unique concrete floors that must be seen! Massive fenced & landscaped backyard has tons of room for the whole family. Attached 2.5 car garage within floor heat & 14 ft doors has room for all of your vehicles, toys, & storage needs. This home is for those who value quality with discerning tastes & must be seen to be appreciated. Built by a reputable local builder, pride of craftsmanship shows!

Built in 2017

Essential Information

MLS® #	A2205914
Price	\$578,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,952



Acres	0.59
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	5301 46 Street
Subdivision	NONE
City	Two Hills
County	Two Hills No. 21, County of
Province	Alberta
Postal Code	T0B 4K0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s), Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Stone Counters, Central Vacuum, French Door, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Sauna, Skylight(s), Soaking Tub, Solar Tube(s), Steam Room, Storage, Sump Pump(s), Suspended Ceiling, Track Lighting, WaterSense Fixture(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Convection Oven, Electric Oven, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Warming Drawer, Washer/Dryer, Water Purifier
Heating	In Floor, Forced Air, Boiler, High Efficiency, Other, Zoned
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Garden, Rain Gutters
Lot Description	Landscaped, Lawn, Other, Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Gentle Sloping, No Neighbours Behind, Open Lot, Rectangular Lot, Yard Drainage
Roof	Metal, Asphalt, Mixed
Construction	Concrete, Composite Siding, ICFs (Insulated Concrete Forms), Manufactured Floor Joist
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	March 26th, 2025
Days on Market	167
Zoning	Residential

Listing Details

Listing Office	PG Direct Realty Ltd.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.