

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

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 28 |
| Zoning | Residential |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.