

## \$519,900 - N/A, Edmonton

MLS® #E4442710

**\$519,900**

4 Bedroom, 3.50 Bathroom, 1,764 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to this well-maintained 2-storey home in the family-friendly community of Brintnell. This property offers 4 bedrooms and 3.5 bathrooms, perfect for a growing family. The main floor features an open layout with a cozy living room, spacious kitchen with island, and a dining area that leads to a raised deck—great for entertaining. Upstairs you™ll find a spacious bonus room filled with natural light, plus 3 bedrooms including a primary with walk-in closet and ensuite. The fully finished walkout basement offers an additional bedroom, full bath, and bright living space with direct access to the backyard—ideal for guests or extended family. Shingles have been replaced recently for added peace of mind. Located on a quiet street and close to shopping, schools, parks, and major routes like Manning Drive and Anthony Henday. This move-in-ready home offers both comfort and convenience in a fantastic north Edmonton location.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442710  |
| Price     | \$519,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,764                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |           |
|-------------|-----------|
| Address     | N/A       |
| Area        | Edmonton  |
| Subdivision | Brintnell |
| City        | Edmonton  |
| County      | ALBERTA   |
| Province    | AB        |
| Postal Code | T5Y 0A4   |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Walkout Basement |
| Parking   | Double Garage Attached                                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 03         |

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Listing information last updated on June 21st, 2025 at 12:02am MDT