

## **\$489,000 - 4611 160 Avenue, Edmonton**

MLS® #E4444029

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,597 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to this beautifully maintained 2-storey home in the family-friendly community of Brintnell! Step inside from the charming front porch into a spacious and bright foyer that flows into the living room-perfect for relaxing & entertaining. Kitchen features SS appliances, abundant cabinetry, and a raised eating bar ideal for quick meals. There's also a generous dining area. A 2-piece bathroom completes the main floor. Upstairs, you'll find 3 sizable bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. The partially finished basement offers great potential for future development. Step outside to enjoy the landscaped backyard from the back deck, or unwind on the cozy front porch. The home also includes a double detached garage. Located just steps from a park and close to schools, shopping, transit, and quick access to Anthony Henday Drive and Manning Drive. this home truly has it all. Move-in ready and waiting for you!donâ€™t miss your chance to make this stunning home yours

Built in 2009

### **Essential Information**

MLS® # E4444029

Price \$489,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,597
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4611 160 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 0G9

### **Amenities**

Amenities	Carbon Monoxide Detectors, Front Porch, No Smoking Home, See Remarks
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping

	Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	25
Zoning	Zone 03

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 July 19th, 2025 at 12:32pm MDT