

## \$489,900 - 16105 49 Street, Edmonton

MLS® #E4457234

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,947 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Designed for everyday living and stylish entertaining, this 4 bed, 3 bath home with a double attached garage is sure to impress. Step inside to a welcoming foyer and sun-filled open-to-below living room. The formal dining area is perfect for family gatherings, while the main level bedroom and full bath add convenience. Relax in the family room with fireplace or enjoy meals in the bright breakfast nook adjoining a functional kitchen with pantry. Step outside to a landscaped yard with no maintenance deck and sleek glass railing, your private oasis for summer evenings. Upstairs, retreat to the primary suite with walk-in closet and 4pc ensuite, while two more bedrooms and a 4pc bath offer plenty of space. The open-to-below balcony adds architectural charm. The unfinished basement awaits your creativity. Close to schools, parks, playgrounds, grocery stores, major banks, restaurants, and with quick access to Anthony Henday Dr & Manning Dr, everything you need is at your doorstep.

Built in 2007

### Essential Information

MLS® # E4457234

Price \$489,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,947                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 16105 49 Street |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 0G7         |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch, Smart/Program. Thermostat |
| Parking   | Double Garage Attached                                        |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Fireplace         | Yes                                                                                                         |
| Fireplaces        | Tile Surround                                                                                               |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                        |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 03              |

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Listing information last updated on September 18th, 2025 at 12:17pm MDT