

## \$449,944 - 4713 160 Avenue, Edmonton

MLS® #E4449279

**\$449,944**

3 Bedroom, 3.50 Bathroom, 1,445 sqft

Single Family on 0.00 Acres

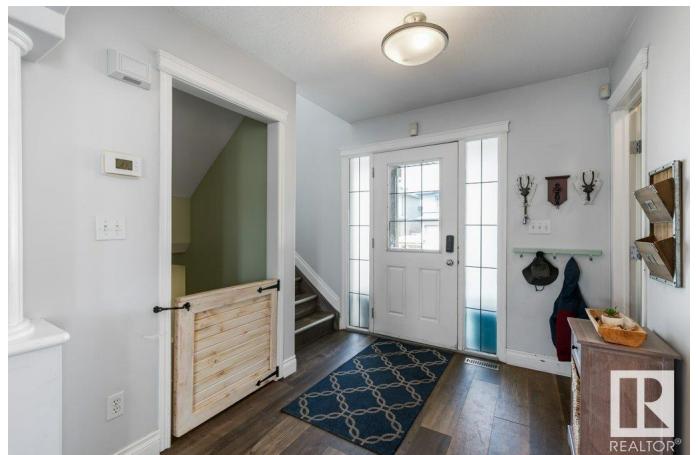
Brintnell, Edmonton, AB

**BEAUTIFUL BRINTNELL!** This 3 Bedroom, 4 Bath Home with over 2,000 sq ft of living space includes a **FINISHED BASEMENT**. The Main Floor Kitchen features a **PANTRY & STAINLESS STEEL APPLIANCES** (6 years old). Upstairs there are 3 ample sized Bedrooms including a Primary Bedroom w/ Walk-In Closet & Ensuite. The Basement contains Laundry, a full Bath & Rec Room (crafts, media room, fitness or 4th Bedroom). South facing Backyard leads to a **BRIGHT & SUNNY HOME** all year round. The Yard is fully fenced w/ a Deck, fruit trees (apple & plum) & a garden bed. **DOUBLE DETACHED GARAGE** (19'1" x 19'9"). Bonus: **CARPET-FREE & NEW HOT WATER TANK**. Only a 15 mins drive to CFB / Edmonton Garrison. Easy commute to downtown via car or transit. Family friendly neighbourhood has many amenities (groceries, banking, restaurants, Manning Crossing, Costco), schools, spray park & soccer fields.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449279  |
| Price     | \$449,944 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,445                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 4713 160 Avenue |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3M1         |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Front Porch, No Smoking Home |
| Parking   | Double Garage Detached             |

### Interior

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

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                |
| Exterior Features | Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Concrete, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                             |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Delwood/St Dominic         |
| Middle     | Balwin/JJ Bowlen           |
| High       | ME Lazerte/Archbish OLeary |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 03         |

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Listing information last updated on August 1st, 2025 at 9:02pm MDT