

## \$399,900 - 163 Brintnell Boulevard, Edmonton

MLS® #E4455337

**\$399,900**

3 Bedroom, 3.5 Bathroom, 1,287 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Charming 2-storey in Brintnell! This cozy home offers 3 bedrooms & 3.5 bathrooms, ideal for comfortable family living. MANY RECENT UPDATES such as: Shingles(~2024); HIGH EFFICIENCY FURNACE and AC (2023); Flooring throughout (2022) & Most Appliances (2021). Step inside to a bright open living room w/ a beautiful large bay window. Walking through the main level, notice the warm toned kitchen w/ stainless steel appliances & corner pantry. Completing this level, an open dining space & 2 piece bathroom. Upstairs, 2 roomy primary suites each complemented w/ their own ensuites & convenient upper-floor laundry. The BASEMENT IS 90% COMPLETE with materials left behind to finish it off. Fully fenced backyard & OVERSIZED DOUBLE GARAGE provide privacy w/ storage. Located in a vibrant, family-friendly neighbourhood, across the street from parks, minutes to schools, transit, shopping, and major routes like Manning Drive and Anthony Henday Drive.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455337  |
| Price     | \$399,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,287                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 163 Brintnell Boulevard |
| Area        | Edmonton                |
| Subdivision | Brintnell               |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5Y 3M2                 |

### Amenities

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home, Vinyl Windows |
| Parking Spaces | 3                                                                                                             |
| Parking        | Double Garage Detached, Over Sized                                                                            |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 3                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Back Lane, Fenced, Level Land, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      DELWOOD SCHOOL  
Middle                              BALWIN SCHOOL  
High                                M.E. LAZERTE SCHOOL

**Additional Information**

Date Listed                      August 29th, 2025  
Days on Market                14  
Zoning                              Zone 03

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