

## **\$489,000 - 4514 163a Avenue, Edmonton**

MLS® #E4440231

**\$489,000**

4 Bedroom, 3.50 Bathroom, 1,726 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to this beautifully updated family home in the heart of Brintnell, located on a quiet crescent just steps from parks, trails, and the local water park. With quick access to Henday, schools and shopping. Approx 2,700 sq ft of fully finished living space, this 4-bedroom, 3.5-bath has been thoughtfully maintained with recent upgrades including shingles (2023), hot water tank (2022), humidifier (2022), and central A/C (2016). Step inside to a spacious foyer with hardwood floors that flow into the open-concept kitchen featuring granite countertops, a large island, stainless steel appliances, and a walk-in pantry. Patio doors lead to a fully fenced, landscaped backyard with a paving stone patio and shed. The main floor also includes a separate laundry room with brand-new washer and dryer, plus direct access to the double attached garage. Upstairs, you'll find three bedrooms, bonus room with a cozy gas fireplace, and a luxurious primary suite with a soaker and separate shower. Some photos virtual staged.

Built in 2006

### **Essential Information**

MLS® # E4440231

Price \$489,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,726                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 4514 163a Avenue |
| Area        | Edmonton         |
| Subdivision | Brintnell        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5Y 3H7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Stories           | 3                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick, Vinyl |
| Exterior Features | See Remarks        |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 03        |

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Listing information last updated on June 16th, 2025 at 1:47am MDT