

\$525,000 - 16117 49 Street, Edmonton

MLS® #E4452343

\$525,000

3 Bedroom, 3.5 Bathroom, 1,886 sqft
Single Family on 0.00 Acres

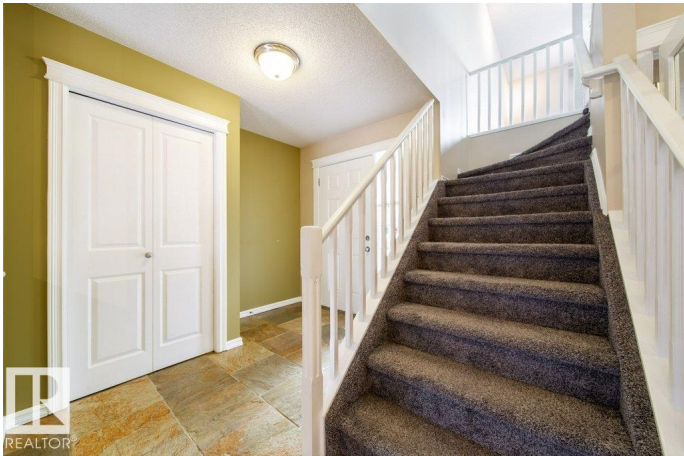
Brintnell, Edmonton, AB

Super Clean Home “Needs TLC” Available Now! This property is move-in ready yet offers an excellent opportunity to add your own updates and style. Features include an open-concept main floor, a spacious upstairs bonus room, and a fully finished basement. Enjoy 3 bedrooms, 3.5 bathrooms, and a 7.1 home theatre system with projector and massive 165" screen in the lower-level family room. The backyard is an entertainer’s dream with a hot tub and space to relax. Excellent location close to parks, schools, shopping, and transit, with quick access to Manning Drive, Anthony Henday, and downtown.

Built in 2005

Essential Information

MLS® #	E4452343
Price	\$525,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,886
Acres	0.00
Year Built	2005
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	16117 49 Street
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3H5

Amenities

Amenities	Air Conditioner, Hot Tub, Hot Water Natural Gas, Smart/Program. Thermostat, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 8th, 2025

Days on Market 9

Zoning Zone 03

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Listing information last updated on August 17th, 2025 at 3:47pm MDT