

\$525,000 - 16106 46 Street, Edmonton

MLS® #E4432226

\$525,000

5 Bedroom, 3.00 Bathroom, 1,617 sqft

Single Family on 0.00 Acres

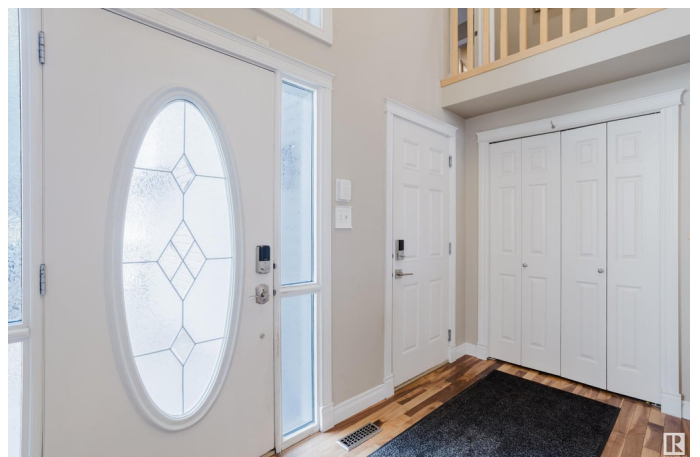
Brintnell, Edmonton, AB

This spacious 5-bedroom, 3-bathroom bi-level in Brintnell offers 2,680 sq ft of beautifully finished living space, complete with an attached garage. The main floor features a bright, open-concept layout with soaring vaulted ceilings, a cozy gas fireplace, and a generous kitchen equipped with a corner pantry. The dining area flows seamlessly onto the deck, overlooking a massive, fully fenced backyard – perfect for entertaining or relaxing with the family. Also on the main level are two well-sized bedrooms, both with ample closet space, and a shared 4-piece bathroom. Upstairs, the expansive primary suite is a true retreat, boasting a luxurious 5-piece ensuite and a spacious walk-in closet. The lower level offers a large family room bathed in natural light, a 3-piece bathroom, and two additional bedrooms – ideal for guests, teens, or a home office setup. Conveniently located close to parks, schools, playgrounds, and all the amenities Brintnell has to offer.

Built in 2007

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4432226 |
| Price | \$525,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |



| | |
|----------------|------------------------|
| Full Baths | 3 |
| Square Footage | 1,617 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 16106 46 Street |
| Area | Edmonton |
| Subdivision | Brintnell |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5Y 0H1 |

Amenities

| | |
|----------------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

Additional Information

Date Listed April 23rd, 2025
Days on Market 7
Zoning Zone 03

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