

## \$289,888 - 29 171 Brintnell Boulevard, Edmonton

MLS® #E4439851

**\$289,888**

3 Bedroom, 2.00 Bathroom, 1,249 sqft

Condo / Townhouse on 0.00 Acres

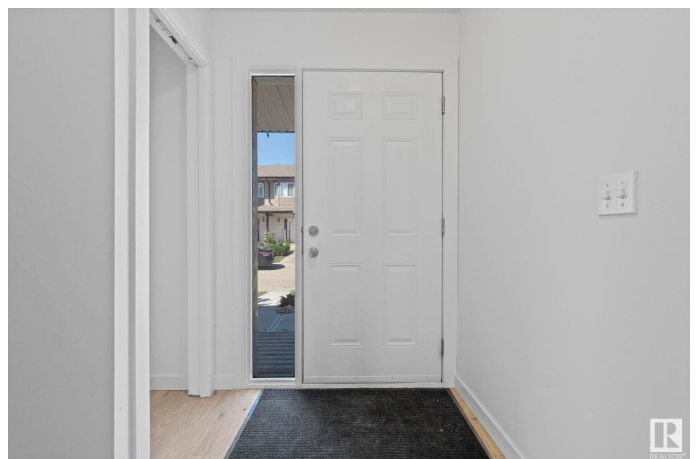
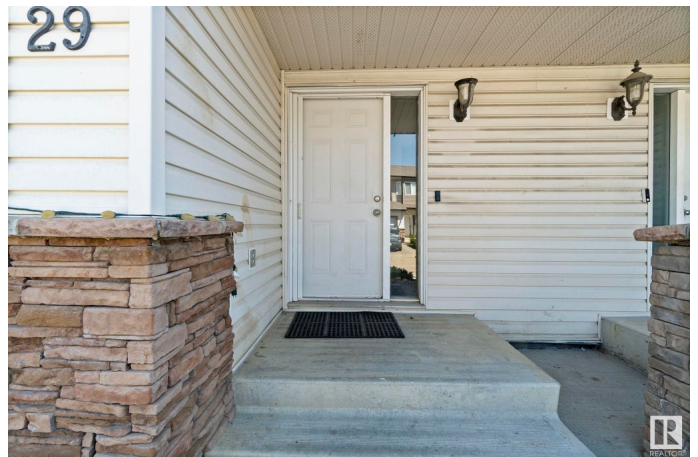
Brintnell, Edmonton, AB

**BEST VALUE IN BRINTNELL!! ATTENTION FIRST-TIME BUYERS, INVESTORS AND EMPTY NESTERS!** Features include spacious front entry, closet & access to single attached garage, Open living room, kitchen and dining area complete with corner gas fireplace & 2 pc bath. Access to your private deck is situated off the kitchen and has natural gas hook up. 2nd level floor plan includes a large primary bedroom c/w walk-in closet, 2 additional good sized bedrooms & a large 4 pc bath. Head downstairs to the family room and you will see a very elegant, beautifully finished space. The walkout basement also houses the laundry area & utility room. Brintnell Landing is conveniently located to all amenities, including a fabulous park/spray park just outside the entrance to the complex. Wow! Carefree condo living with a very affordable condo fee. **WELCOME HOME!!**

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439851  |
| Price      | \$289,888 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,249             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 29 171 Brintnell Boulevard |
| Area        | Edmonton                   |
| Subdivision | Brintnell                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5Y 0C6                    |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck                                       |
| Parking   | Front Drive Access, Single Garage Attached |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                 |
| Stories      | 3                                                                                                         |
| Has Basement | Yes                                                                                                       |
| Basement     | Full, Finished                                                                                            |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Stone, Vinyl                 |
| Exterior Features | Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Stone, Vinyl                 |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 16             |

|           |         |
|-----------|---------|
| Zoning    | Zone 03 |
| Condo Fee | \$321   |

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Listing information last updated on June 17th, 2025 at 7:17am MDT