

## **\$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**

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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 7:02am MDT