

## \$449,900 - 4704 156 Avenue, Edmonton

MLS® #E4430165

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,452 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to this charming 1452 sq ft two-story gem in the heart of Brintnell! Bursting with natural light, this sunny and inviting home offers 3 spacious bedrooms upstairs, including a lovely primary suite complete with a 4-piece ensuite and a generous walk-in closet. The main level also boasts all newer appliances, making daily living a breeze. Major updates include a brand-new roof (2024), updated bathrooms and laundry, hot water tank (2019), new sump (2022) and a double garage built in 2019. The new fully finished basement with separate entrance adds incredible versatility with 9 ft ceilings, a second kitchen, cozy living room, bedroom, and bathroom—ideal for an in-law suite, guests, or extra living space. With its thoughtful layout, charming curb appeal, and warm, welcoming vibe, this home is full of character and perfect for growing families or multigenerational living. Located in a vibrant neighbourhood close to schools, parks, and amenities—this beauty is truly ready to welcome you home!

Built in 2006

### Essential Information

MLS® # E4430165

Price \$449,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,452
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4704 156 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3L9

### **Amenities**

Amenities	Front Porch, Guest Suite, No Smoking Home, 9 ft. Basement Ceiling
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Storage Shed, Window Coverings, See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	10
Zoning	Zone 03

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Listing information last updated on April 20th, 2025 at 1:32am MDT