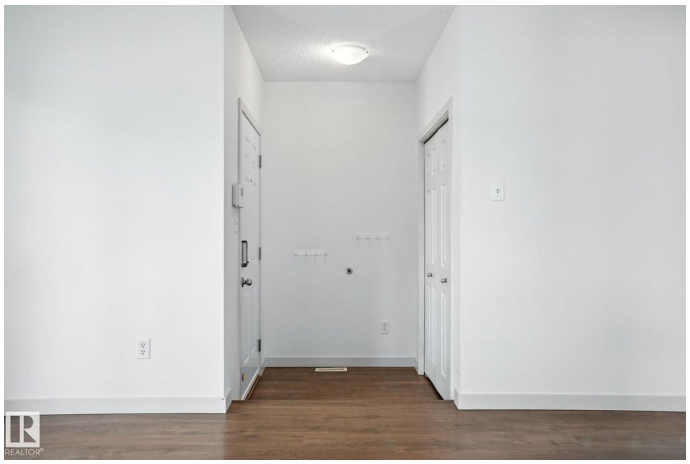
Courtesy Of Adam J Benke Of Real Broker

$399,900 - 163 Brintnell Boulevard, Edmonton

MLS® #E4455337

$399,900
3 Bedroom, 3.50 Bathroom, 1,287 sqft
Single Family on 0.00 Acres



Brintnell, Edmonton, AB

Charming 2-storey in Brintnell! This cozy home offers 3 bedrooms & 3.5 bathrooms, ideal for comfortable family living. MANY RECENT UPDATES such as: Shingles(~2024); HIGH EFFICIENCY FURNACE and AC (2023); Flooring throughout (2022) & Most Appliances (2021). Step inside to a bright open living room w/ a beautiful large bay window. Walking through the main level, notice the warm toned kitchen w/ stainless steel appliances & corner pantry. Completing this level, an open dining space & 2 piece bathroom. Upstairs, 2 roomy primary suites each complemented w/ their own ensuites & convenient upper-floor laundry. The BASEMENT IS 90% COMPLETE with materials left behind to finish it off. Fully fenced backyard & OVERSIZED DOUBLE GARAGE provide privacy w/ storage. Located in a vibrant, family-friendly neighbourhood, across the street from parks, minutes to schools, transit, shopping, and major routes like Manning Drive and Anthony Henday Drive.

Built in 2006

Essential Information

MLS® #	E4455337
Price	$399,900
Bedrooms	3
Bathrooms	3.50

Full Baths	3
Half Baths	1
Square Footage	1,287
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	163 Brintnell Boulevard
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3M2

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Double Garage Detached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Level Land, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation	Concrete Perimeter

School Information

Elementary	DELWOOD SCHOOL
Middle	BALWIN SCHOOL
High	M.E. LAZERTE SCHOOL

Additional Information

Date Listed	August 29th, 2025
Days on Market	5
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on September 3rd, 2025 at 4:47am MDT