

## **\$500,000 - 4514 163a Avenue, Edmonton**

MLS® #E4425783

**\$500,000**

4 Bedroom, 3.50 Bathroom, 1,714 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

RECENT UPDATES: Shingles 2023, Hot water tank 2022, Central Air conditioner 2016, Humidifier 2022. This fantastic family home is located on a QUIET crescent with walking distance to PARKS, TRAILS and WATER PARK in desirable Brintnell which has easy access to the Henday to get downtown, all amenities and airport very quickly. With approx 2700 ft<sup>2</sup> of total F/FIN living space there is 4 bedrms + 3.5 Baths. The SPACIOUS front entrance has HARDWOOD flooring leading to the OPEN DESIGN Kitchen with GRANITE counters, large ISLAND, W/I PANTRY with Stainless appliances all open to the Livingroom and Dining room leading to Patio doors going to the Fully fenced and landscaped yard with Paving Stone PATIO and Shed. The main floor LAUNDRY has beautiful NEW WASHER and DRYER in a separate room to the Double attached GARAGE! Upstairs are 3 SPACIOUS bedrooms and Big BONUS room with GAS FIREPLACE with Sun-filled South windows to enjoy special family days. The Primary Suite has a LUX soaker tub, large vanity and separate SHOWER

Built in 2006

### **Essential Information**

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|                |                        |
|----------------|------------------------|
| Price          | \$500,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,714                  |
| 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      | Air Conditioner, Exterior Walls- 2"x6", Patio |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Insulated             |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner, Direct Vent  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Cul-De-Sac, Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Donald Massey K-9 |
| Middle     | Donald Massey K-9 |
| High       | M.E. LaZerte      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 49               |
| Zoning         | Zone 03          |

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Listing information last updated on May 2nd, 2025 at 11:33am MDT