

## \$419,900 - 15519 45 Street, Edmonton

MLS® #E4428860

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,396 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Your ideal family home in the heart of Brintnell. This charming 3-bedroom 2.5-bathroom 2-storey offers a fully finished basement, double detached garage, and a spacious backyard complete with a large deck, vinyl privacy fencing, and a gazebo frame for outdoor enjoyment. Inside, you'll find a refreshed kitchen with refinished cabinets and stainless steel appliances, slate tile floors, and connected living and dining areas filled with natural light. Upstairs features three generously sized bedrooms, including a primary with a walk-in closet, plus a full bathroom. Newly finished full basement adds even more space with a media area, wet bar and full bathroom. Recent updates include paint and carpets in 2022, furnace in 2020, and updated flooring throughout. Located in a family-friendly neighbourhood close to parks, a spray park, schools, shopping and transit, this home is move-in ready and ideal for families, first-time buyers, or investors.

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428860  |
| Price     | \$419,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,396                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 15519 45 Street |
| Area        | Edmonton        |
| Subdivision | Brintnell       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 3G8         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Closet Organizers, Deck, Gazebo, Wet Bar   |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Heated, Over Sized |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Freestanding   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Park/Reserve, Public Transportation, 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    | April 3rd, 2025 |
| Days on Market | 31              |
| Zoning         | Zone 03         |

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Listing information last updated on May 4th, 2025 at 11:47am MDT