# \$525,000 - 16106 46 Street, Edmonton

MLS® #E4432226

#### \$525.000

5 Bedroom, 3.00 Bathroom, 1,617 sqft Single Family on 0.00 Acres

Brintnell, Edmonton, AB

This spacious 5-bedroom, 3-bathroom bi-level in Brintnell offers 2,680 sq ft of beautifully finished living space, complete with an attached garage. The main floor features a bright, open-concept layout with soaring vaulted ceilings, a cozy gas fireplace, and a generous kitchen equipped with a corner pantry. The dining area flows seamlessly onto the deck, overlooking a massive, fully fenced backyard â€" perfect for entertaining or relaxing with the family. Also on the main level are two well-sized bedrooms, both with ample closet space, and a shared 4-piece bathroom. Upstairs, the expansive primary suite is a true retreat, boasting a luxurious 5-piece ensuite and a spacious walk-in closet. The lower level offers a large family room bathed in natural light, a 3-piece bathroom, and two additional bedrooms â€" ideal for guests, teens, or a home office setup. Conveniently located close to parks, schools, playgrounds, and all the amenities Brintnell has to offer.

Built in 2007

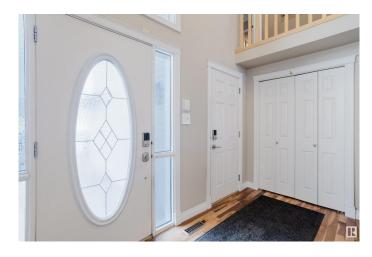
#### **Essential Information**

MLS® # E4432226 Price \$525,000

Bedrooms 5
Bathrooms 3.00







Full Baths 3

Square Footage 1,617 Acres 0.00

Year Built 2007

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

# **Community Information**

Address 16106 46 Street

Area Edmonton
Subdivision Brintnell
City Edmonton
County ALBERTA

Province AB

Postal Code T5Y 0H1

### **Amenities**

Amenities Air Conditioner, See Remarks

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage

Shed, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Landscaped, Playground Nearby, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 23rd, 2025

Days on Market 8

Zoning Zone 03

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