

## **\$515,000 - 4514 163a Avenue, Edmonton**

MLS® #E4425783

**\$515,000**

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 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	\$515,000
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	35
Zoning	Zone 03

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Listing information last updated on April 18th, 2025 at 1:02am MDT