

\$455,000 - 4652 156 Avenue, Edmonton

MLS® #E4435892

\$455,000

3 Bedroom, 2.50 Bathroom, 1,776 sqft

Single Family on 0.00 Acres

Brintnell, Edmonton, AB

Welcome to your future home in beloved Brintnell! This 1776sqft, 3 bedroom, 2-storey is designed with an open-concept floorplan. The main living room features rich, mahogany toned hardwood flooring, expansive windows for natural light, & a cozy gas fireplace. Your kitchen has a functional corner pantry, quality cabinetry, & an eat up island. The upper level includes a fabulous sized bonus room with elegant double doors opening to a French style balcony, a great place to serenely, sip your morning coffee. Your primary suite includes a fantastic ensuite plus a huge walk in closet. Head down to the open, unfinished basement with 3 windows leaving you optimal options for creating your own preferred layout & finishing touches. Lastly enjoy the significant sized backyard, that would still be easy to maintain, perfect for relaxing or kicking around a soccer ball. This home is ready for a wonderful new family to come in & create beautiful memories together. Located by great schools & all the amenities of Manning.

Built in 2005

Essential Information

MLS® # E4435892

Price \$455,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,776
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	4652 156 Avenue
Area	Edmonton
Subdivision	Brintnell
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 3L9

Amenities

Amenities	Deck, Detectors Smoke, Vinyl Windows
Parking	Double Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 12th, 2025
Days on Market	10
Zoning	Zone 03

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 22nd, 2025 at 10:02am MDT